JUANITA FARMHOUSE COTTAGES PROJECT

BUILDING PERMIT APPLICATION for THE WALNUT

under INTEGRATED DEVELOPMENT PROCESS and BUILT GREEN expedited Review Process

City of Kirkland
Reviewed by T Elder
06/23/2016

PAGE & BEARD
ARCHITECTS P.S.
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KIRKLAND, WA 98033
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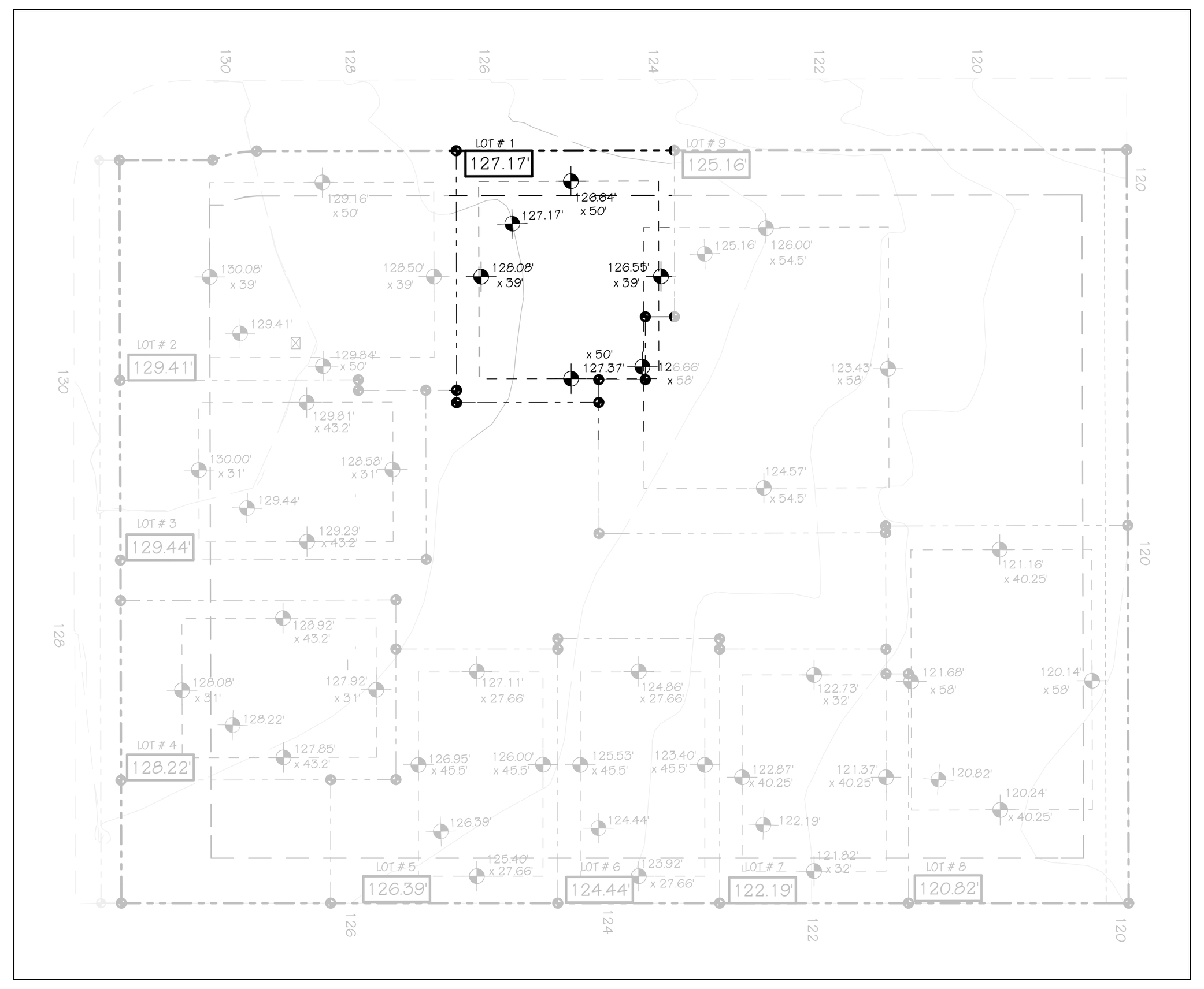
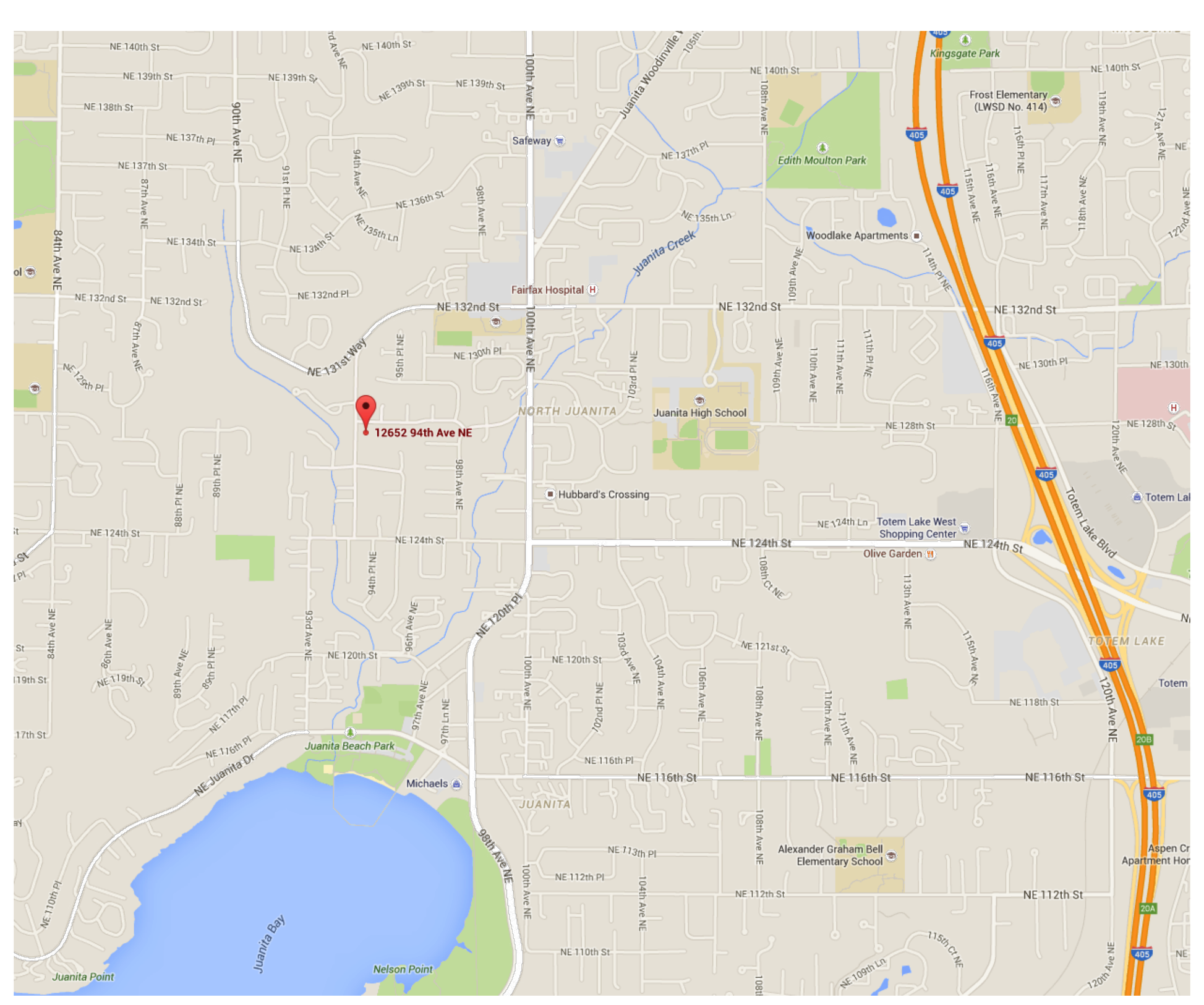


LOT		SIDE 1		SIDE 2		SIDE 3		SIDE 4	
		EL 1	L1	EL2	L2	EL3	L3	EL4	L4
1	21364.12	126.64	40	126.55	44	127.37	40	128.08	44
	168								
ABE	127.17								
2	23034.62	129.16	50	128.5	39	129.84	50	130.08	39
	178								
ABE	129.41								
3	19209.10	129.81	43.2	128.58	31	129.29	43.2	130	31
	148.4								
ABE	129.44								
4	19028.46	128.92	43.2	127.92	31	127.85	43.2	128.08	31
	148.4								
ABE	128.22								
5	18493.65	127.11	27.66	126	45.5	125.4	27.66	126.95	45.5
	146.32								
ABE	126.39								
6	18207.57	124.86	27.66	123.4	45.5	123.92	27.66	125.53	45.5
	146.32								
ABE	124.44								
7	17656.26	122.73	32	121.37	40.25	121.82	32	122.87	40.25
	144.5								
ABE	122.19								
8	23741.91	121.16	40.25	120.14	58	120.24	40.25	121.68	58
	196.5								
ABE	120.82								
9	28161.29	126	54.5	123.43	58	124.57	54.5	126.66	58
	225								
ABE	125.16								

AVERAGE GRADE CALCULATION



VICINITY MAP
SCALE: 1:2.78

All mechanical units shall comply with the maximum environmental noise levels established pursuant to the Noise Control Act of 1974, Revised Code of Washington (RCW) 70.107. See Chapter 173-60 Washington Administrative Code (WAC)

Farmhouse COTTAGES

NOTICE
HOURS OF WORK: 7AM TO 8PM MON-FRI 9AM TO 6PM SAT. NO WORK SUNDAYS & HOLIDAYS (PER kzc SEC. 115.25) Exceptions must be approved in writing by Planning Official

Tree Solutions Inc Consulting Arborists | CWP CONTRACTING | NK Woodworking | Seattle | FORESIGHT INC

COTTAGE SITE PLAN

0 10 20 30 40 feet
NORTH

triad | Burmester & Dougan Concierge Real Estate Professionals | PAGE & BEARD ARCHITECTS P.S.

SHEET INDEX - WALNUT PERMIT	
NUMBER	SHEET TITLE
A-0.0	COVER SHEET, SHEET INDEX, VICINITY MAP - WALNUT
A-0.1	PROJECT & SITE DATA, ABBREVIATIONS, GENERAL NOTES - WALNUT
C0.0	EXIST SURVEY
C1.0	LOT 1 JFC CIVIL LOT PLAN
A-1.0	SITE DIAGRAM - WALNUT
A-1.1	SITE PLAN - WALNUT
A-2.0	FLOOR PLANS - WALNUT
A-2.1	ROOF PLAN - WALNUT
A-3.0	EXTERIOR ELEVATIONS - WALNUT
A-3.1	BUILDING SECTIONS - WALNUT
A-3.2	WALL SECTIONS - WALNUT
A-10.0	SCHEDULES - WALNUT
S1-0	STRUCTURAL NOTES - WALNUT
S1-1	ABBREVIATIONS & SCHEDULES - WALNUT
S1-2	SHEAR WALL & HOLDOWN SCHEDULE - WALNUT
S2-0	FOUNDATION & FRAMING PLAN - WALNUT
S2-1	ROOF FRAMING PLAN - WALNUT
S6-0	CONCRETE DETAILS - WALNUT
S9-0	WOOD FRAMING DETAILS - WALNUT
S9-1	WOOD FRAMING DETAILS - WALNUT
S9-2	ROOF FRAMING DETAILS - WALNUT

THIS APPROVED PLAN SET MUST REMAIN ON SITE.

WALNUT PERSPECTIVE

PCD APPROVED SITE PLAN
Any proposed changes to the approved site plan, such as but not limited to added hard surfaces, HVAC units, tree removals and accessory structures, must be submitted to the Building Department as a revision to the building permit for review and approval by all departments prior to implementation.

BSF16-03504
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JUANITA FARMHOUSE COTTAGES
See A-0.1 for House #
KIRKLAND, WA 98034

PERMIT SET
JOB NO: 15.02
DATE: 5/5/2016
REVISIONS:

5329 REGISTERED ARCHITECT
GALEN C. PAGE
STATE OF WASHINGTON

COVER SHEET, SHEET INDEX, VICINITY MAP - WALNUT

SHEET

A-0.0

DRAWING ABBREVIATIONS

ABV	ABOVE	HDW	HARDWARE
AFF	ABOVE FINISHED FLOOR	HR	HAND RAIL
ADJ	ADJUSTABLE	HVAC	HEATING/VENTILATING/AIR CONDITIONING
AB	ANCHOR BOLT	HM	HOLLOW METAL
ALT	ALTERNATE	HORIZ.	HORIZONTAL
ALUM	ALUMINUM	HT	HEIGHT
ANOD	ANODIZED	HWH	HOT WATER HEATER
APPROX	APPROXIMATE	INSUL	INSULATION
AWT (-#)	ACCOUSTICAL WALL TREATMENT (-#)		
BM	BENCH MARK; BEAM	INT	INTERIOR
BLK	BLOCK	JHA	JURISDICTION HAVING AUTHORITY
BLKG	BLOCKING	JT	JOINT
BLDG	BUILDING	LAV	LAVATORY
BO	BOTTOM OF	LT WT	LITE WEIGHT
CB	CATCH BASIN	MAX	MAXIMUM
CLG	CEILING	MECH	MECHANICAL
CT	CERAMIC TILE	MH	MANHOLE
CL	CENTER LINE	MFR	MANUFACTURER
CLR	CLEAR	MAT	MATERIAL
COL	COLUMN	MTL	METAL
COMP	COMPOSITE	MIN	MINIMUM
CONC	CONCRETE	MLD	MOLDING
CMU	CONCRETE MASONRY UNIT	NOM	NOMINAL
CONT	CONTINUOUS OR CONTINUE	NIC	NOT IN CONTRACT
CONST	CONSTRUCTION	NTS	NOT TO SCALE
CJ	CONTROL JOINT	O/	ON (OVER)
CPT (-#)	CARPET (-#)	O/C	ON CENTER
DBL	DOUBLE	OPG	OPENING
DEMO	DEMOLISH/DEMOLITION	OPP	OPPOSITE
DIA	DIAMETER	OH	OVERHEAD
DIM	DIMENSION	P (-#)	PAINT (-#)
DISP.	DISPENSER	PTD	PAPER TOWEL DISP.
DR	DOOR	PVMT	PAVEMENT
DW	DISHWASHER	PERF	PERFORATED
DWG.S	DRAWINGS	PLAM (-#)	PLASTIC LAMINATE (-#)
DWR	DRAWER	PVC	POLYVINYL CHLORIDE
DF	DRINKING FOUNTAIN	PT	PRESSURE TREATED
DS	DOWN SPOUT	PL	PROPERTY LINE OR PLATE
EA	EACH	PLY(WD)	PLYWOOD
ELEC	ELECTRIC(AL)	REFR	REFRIGERATOR
EL	ELEVATION	REINF	REINFORCED
EQ	EQUAL	REQ'D	REQUIRED
EXIST	EXISTING	ROW	RIGHT OF WAY
EX	EXISTING	RM	ROOM
EB	EXPANSION BOLT	RO	ROUGH OPENING
EMB	EMBED	RB (-#)	RESILIENT BASE (-#)
EJ	EXPANSION JOINT	RF (-#)	RESILIENT FLOORING (-#)
EXT	EXTERIOR	RS	ROUGH SAWN
EN	END NAIL	SIM	SIMILAR
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SHT	SHEET
EQUIP	EQUIPMENT	SAT (-#)	SUSPENDED ACOUSTICAL TILE (-#)
EXP	EXPOSED	STL	STEEL
EXP	EXPANSION	SS	STAINNLESS STEEL
		SPEC	SPECIFICATION
FO	FACE OF	SF	SQUARE FEET
FOC	FACE OF CONCRETE	SG	SAFETY GLAZING
FOF	FACE OF FRAMING	STOR	STORAGE
FIN	FINISH	SUSP	SUSPENDED
		SYS	SYSTEM
FE	FIRE EXTINGUISHER	T (-#)	TILE (-#)
FF	FACTORY FINISH	TEL	TELEPHONE
FFE	FINISH FLOOR ELEVATION	T&G	TONGUE & GROOVE
FEC	FIRE EXTINGUISHER AND CABINET	THK	THICK
FD	FLOOR DRAIN	TB	TOWEL BAR
FLR	FLOOR OR FLOORING	TOB	TOP OF BEAM
FTG	FOOTING	TOS	TOP OF SILL
FN	FIELD NAIL	TOW	TOP OF WALL
FND	FOUNDATION	TPD	TOILET PAPER DISP.
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	TPL TO	TOP PLATE TOP OF
GA	GAGE	TYP	TYPICAL
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GB	GRAB BAR	UR	URINAL
GEN	GENERATOR	VB	VAPOR BARRIER
GL	GLASS	VENT.	VENTILATION
GLB	GLU-LAM BEAM	VERT	VERTICAL
GR	GUARD RAIL	VG	VERTICAL GRAIN
		VTR	VENT THRU ROOF
		VTW	VENT THRU WALL
		W/	WITH
GWB	GYPSUM WALL BOARD	W/O	WITHOUT
GYP	GYPSUM	WP	WATERPROOF(ING)
HB	HOSE BIB	WWF	WELDED WIRE FABRIC
HC	HANDICAPPED	WR	WATER RESISTANT
HD	HOLD DOWN	WND	WINDOW
HDR	HEADER	WD	WOOD

NOTE:
IF AN ABBREVIATION IS FOUND IN THE SET OF PLANS, IS NOT LISTED ABOVE, AND THERE IS ANY QUESTION AS TO ITS' INTENDED MEANING, NOTIFY THE ARCHITECT IMMEDIATELY.

RESIDENTIAL GENERAL NOTES

1) It is the responsibility of the contractor to become fully aware of any and all conditions related to the site and existing conditions that may effect the cost of scheduling construction activities, prior to submitting a bid.
2) Contractor shall verify all dimensions and conditions at the job site including soil conditions, and conditions related to the existing utilities and services before commencing work and be responsible for same. All discrepancies shall be reported to the owner immediately.
3) Do not scale drawings or details —— Use given dimensions. Check details for location of all items not dimensioned on plans. Dimension on plans are to face of framing or center line of columns typically. Door and cased openings without dimensions are to be six (3) inches from face of adjacent wall or centered between walls.
4) The drawings indicate general and typical details of construction. Where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval by the architect and structural engineer.
5) Building systems and components not specifically detailed shall be installed, as per minimum manufacturers recommendations. Notify the architect of any resulting conflicts.
6) All work shall conform to applicable building codes and ordinances. In case of any conflict wherein the methods or standards of installation or the materials specified do no equal or exceed the requirements of the laws or ordinances, the laws or ordinances shall govern.
7) Install dust barriers and other protection as required to protect installed finishes and facilities.
8) Plumbing, mechanical and electrical drawings, etc. are supplementary to the architectural drawings. It shall be in the responsibility of each contractor to check with the architectural drawings before installation of their work. Any discrepancy between the architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the owner's attention in writing.
9) This project contains glazing that will be subject to federal and local glazing standards and the glazing subcontractor shall be responsible for adherence to these requirements. If the glazing subcontractor finds anything in the documents not in compliance with the standards, he/she shall bring discrepancies to the attention of the architect before proceeding.
10) All glazing in hazardous locations, defined by the IRC sec.R308.4, shall by safety glazing, including but not limited to the safety glazing identified in the construction documents.
11) There shall be no exposed pipe, conduits, ducts, vents, etc. All such lines shall be concealed or furred and finished, unless noted as exposed construction on drawings. Offset studs where required, so that finished wall surface will be flush.
12) Contractor shall provide temporary bracing for the structure and structural components until all final connections have been completed in accordance with the plans.
13) Carry all footings to solid, undisturbed original earth. Remove all unsuitable material under footings and slab and replace with concrete or with compacted fill as directed by architect.
14) All wood framing details not shown otherwise shall be constructed to the minimum standards of the IRC.
15) All wood in direct contact with concrete or exposed to weather shall be pressure treated with an approved preservative unless decay resistant heartwood of cedar or redwood is used. Fasteners for pressure treated wood shall be hot dipped galvanized steel, stainless steel, silicon bronze, or copper.
16) Nail gypsum wallboard to all studs, top and bottom plates and blocking with cooler nails @ 7 inches o.c. maximum spacing unless shown otherwise. Use 5d for 1/2 wallboard, 6d for 5/8 inch wallboard.
17) Provide galvanic insulation between dissimilar metals.
18) Structural, electrical, mechanical and energy notes are located within this set of drawings.
19) The contractor is to verify the location of all utilities and services to the site prior to beginning any site improvements.
20) No materials from the work are to be stock piled on public right-of-ways. All rubbish and debris is to be removed from the site.
21) Adjacent properties, streets and walks are to be protected from damage at all times.
22) All downspouts and roof drains to be connected to storm sewer by tightline unless (permitted by local jurisdicton) site conditions allow for drywells or surface drainage and unless noted otherwise in construction documents.
23) All dimensions are face of stud wall, centerline of column, or face of concrete unless noted otherwise.
24) The contractor shall secure permits required by the fire department prior to building occupation.
25) The contractor shall take all necessary precautions to ensure the safety of the occupants and workers at all times during the course of the project.
26) Approved plans shall be kept in a plan box and shall not be used by any workmen. All construction sets shall reflect the same information. The contractor shall also maintain in good condition, one complete set of plans with all revisions, addenda and changes orders on the premises at all times. Said plans are to be under the care of the job superintendent.
27) The contractor and/or the sub-contractors shall apply for , obtain and pay for all required permits and fees except for the building permit.
28) All construction shall comply with: the 2012 International Residential Code (IRC) with statewide amendments, the 2012 International Mechanical Code (IMC) with statewide amendments, the 2012 International Fuel Gas Code both (IFGC), with state amendments, the 2012 Uniform Plumbing Code (UPC) with with statewide amendments, the 2012 International Fire Code (IFC) with statewide amendments, the 2008 National Electrical Code (NEC) (NFPA 70), the 2012 Washington State Energy Code (WSEC) with statewide amendments, and all applicable local and municipal codes, ordinances and standards.
29) Construction hours, per juristiction, are to be observed for all phases of the project.
30) Class "A" roofing is required for fire protection.
31) Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum no. 26 gauge steel and shall have no openings in the garage.
32) Remove all vegetation, organic material and wood formwork from under-floor grade before the building is occupied for any reason.
33) Fireblocking shall be provided to cut off all concealed draft openings (both vertical & horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space, including the following; vertically at ceiling and floor levels, horizontally at intervals not exceeding 10 feet, at all interconnections between concealed vertical & horizontal spaces such as soffits, drop and cove ceilings, in concealed spaces between stair stringers at the top and bottom of the run, and at openings around vents, pipes and ducts at ceiling and floor level with an approved material to resist the free passage of flame.
34) Wall covering products sensitive to adverse weather shall not be installed until adequate weather protection for the installation is provided. Exterior sheathing shall be dry before applying exterior cover.
35) Interior coverings or wall finishes shall be installed in accordance with IRC chapter 7 and tables R702.1(1), R702.1(2), R702.1(3) and R702.3.5. Interior masonry veneer shall comply with the requirements of section R703.7.1 for support and section R703.7.4 for anchorage, except an air space is not required. Interior finishes and materials shall conform to the flame spread and smoke density requirements of section R302.9.
36) Unless specified otherwise, all wall coverings shall be fastened in accordance with table R703.4 or with other approved aluminum, stainless steel, zinc-coated or other corrosion-resistive fasteners.
37) Asphalt shingle base and cap flashing shall be installed in accordance with manufacturer's installation instructions. Base flashing shall be of either corrosion-resistant metal of .019 inch nominal thickness or mineral surface roll roofing weighing a minimum of 77 lbs. over 100 sf. Cap flashing shall be corrosion-resistant metal of .019 minimum nominal thickness. Valley linings shall be installed in accordance with manufacturers installation instructions before applying shingles. See IRC R905.2.8.2 for valley lining types allowed.

RESIDENTIAL GENERAL NOTES

38) Roofing requires an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet used in lieu of normal underlayment and extend from the eaves edge to a point at least 24 inches inside the exterior wall line of the building.
39) Metal roofing shall be applied to solid sheathing. Metal roofing over structural decking shall comply with table R905.10.3. The minimum slope for standing seam metal roofing systems is per IRC905.10.2. Install in accordance with IRC905. The following fasteners shall be used:
   1) Galvanized fasteners for galvanized roofing
   2) Three hundred series stainless steel fasteners for copper roofs.
   3) Stainless steel fasteners are acceptable for metal roofs
40) Installation of appliances shall conform to the conditions of their listing and label and manufacturer's installation instructions. The manufacturer's operating and installation instructions shall remain attached to the appliance.
41) A permanent factory-applied nameplate shall be affixed to appliances on which shall appear, in legible lettering, the manufacturer's name or trademark, the model number, serial number, and the seal or mark of the testing agency. The hourly rate in btu/h(w), type of fuel or electrical rating and other information as described in IRC M1303.1and G2404.3 shall be required on the label.
42) Where conflicts occur between the IRC and the conditions of listing or the manufacturer's installation instructions occur, the provisions of the code shall apply.
43) Fuel-fired appliances shall be designed for use with the type of fuel to which they will be connected and the altitude at which they are installed. Appliances that comprise parts of the building mechanical system shall not be converted. The fuel input rate shall not be increased or decreased beyond the limit rating for the altitude at which the appliance is installed.
44) The building or structure shall not be weakened by the installation of mechanical systems. Where floors, walls, ceilings or any other portion of the building or structure are required to be altered or replaced in the process of installing or repairing any system, the building or structure shall be left in a safe structural condition in accordance with the IRC.
45) Heat-producing equipment and appliances shall be installed to maintain the required clearances to combustible construction as specified in the listing and manufacturer's instructions. Reduction of clearances shall be in accordance with manufacturer's instructions and table M1306.2 (IRC) or IMC section 308. Clearances to combustibles shall include such considerations as door swing, shutters, coverings and drapes. Devices such as door stops or limits, closers, drapery ties or guards shall not be used to provide adequate clearances.

SITE DEMOLITION NOTES

1) The contract for construction SHALL CONTAIN all demolition work required to prepare the site for the new work. The demolition drawings and notes are provided to outline the general scope of the work only. The contractor must visit the site prior to bidding and determine the full extent of the work.
2) Work shall include all demolition work shown on drawings or as required to complete new work as shown. Take care to remove only those areas necessary and to avoid damage to adjacent work.
3) Existing Utilities: Underground utility systems, including WATER, SEWER, POWER & DATA/COM, are currently functioning. The Residence is to remain functional for the duration of the project. Any interuption to these services shalll be coordinated with the owner prior to interruption.
4) Cease operations immediately if any surrounding structure appears to be in danger and notify Architect/Engineer. Do not resume operations until directed.
5) Preparation: Provide erosion and sedimentation facilities for new work. Notify affected utility companies before starting work and comply with their requirements. Mark location and termination of utilities.
6) Patching: All areas where existing work is removed shall be patched to match adjacent surface unless noted or shown otherwise.
7) Items to be salvaged are to be disposed of as directed by the Owner. The contractor must protect these items from damage until the Owner removes them from the responsibility of the contractor.
8) Verify location & condition of all existing utilities prior to doing any work. Disconnect, remove, cap, and identify designated utilities within demolition areas. Relocate utilities to accommodate the new building plan and location of new meters.
9) Asbestos: The "asbestos survey" shall be provided by the owner and is to be posted as required. If during the course of work the existence of asbestos in the structure or building is observed, the Contractor shall promptly notify Owner and Architect regarding removal or encapsulation.
10) Adjacent properties, streets and walks are to be protected from damage at all times.
11) All items that are demolished or removed from the site and are not to be salvaged or re-incorporated into the construction, belong to the Contractor.
12) All debris shall be hauled from the site as soon as demolished, and shall be disposed of as work progresses. Do not burn or bury materials on site. Upon completion of Work, leave areas in clean condition.
13) Contractor shall secure permits for all demolition work as may be required by the JHA.

PLUMBING NOTES

1) All plumbing work is to be BIDDER DESIGNED. The final design shall be based on the mechanical drawings and specifications contained in this set, and shall comply with all applicable CODES, including but not limited to the CODES referenced in General Notes.
2) The plumbing work must adhere to all requirements of the construction documents and performance specifications. Additional notes are contained in the drawings.
3) It shall be the responsibility of each Contractor to check with the Architectural drawings before installation of their work. Any discrepancy between the Architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the Architect's attention in writing.
4) Each Contractor shall obtain his/her ancillary permit(s) as required.
5) Contractor shall provide a DWV and water distribution riser diagram for City and Architect review.
6) Each horizontal drainage pipe shall be provided with a cleanout at its upper terminal.
7) Contractor to provide horizontal drainage piping that meets the UPC for slope requirements

MECHANICAL & ENERGY NOTES

1) All mechanical work is to be BIDDER DESIGNED. The final design shall be based on the drawings and specifications contained in this set, and shall comply with all applicable codes, including but not limited to the 2012 WSEC Residential Provisions/Chapter 51-11 WAC (Washington State Residential Energy Code)
2) The mechanical work must adhere to all requirements of the construction documents.
3) Shop drawings are required to be produced and submitted to the Architect for review prior to commencing work.
4) It shall be the responsibility of each Contractor to check with the Architectural drawings before installation of their work. Any discrepancy between the Architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the Architect's attention in writing.
5) Each Contractor shall obtain his/her ancillary permit(s) as required.
6) All exterior joints around windows and doors, openings between walls and roof or foundations, openings at penetrations, and all other such openings shall be sealed, caulked, gasketed or weather stripped to limit air leakage per WSEC Section R402.4.
7) Exterior doors are to be 1-3/4" insulated core with full weather strip and threshold. All glazing in exterior doors is to be insulating doubled glazed units with safety glass.
8) All exterior glazing is to be insulating double glazed units.
9) King County is in climate zone 4C.
10) Building envelope compliance option per WSEC Section R402: PRESCRIPTIVE APPROACH.
11) Insulation "R" & "U" values shall comply with WSEC table R402.1.1 (reproduced below) for all *new* heated areas.

COMPONENT:	REQUIRED INSULATION VALUE:
Fenestration U-factor	U-0.30 MAX
Skylight U-factor	U-0.50 MAX
Roofs (Single-Rafter or Joist-Vaulted)	R-38 PER FOOTNOTE J
Roofs (All Other)	R-49
Exterior Walls (Framed)	R-21 INT
Exterior Walls (Mass)	R-21
Floor	R-30
Below Grade Wall, Ext. Insul.	R-10 CONT.
Below Grade Wall, Int. Insul.	R-15 CONT.
Below Grade Wall, Cavity Insul.	R-21 W/ THERMAL BREAK @ SLAB
Slab on grade floors	R-10, 2 FT. PERIMETER

12) Slab on grade floors shall have R-10 perimeter rigid insulation. See plans for location, either interior or exterior. All insulation indicated on the exterior of the foundation, and exposed to the elements, shall by flashed from the top of the insulation to 4" below grade with 24 galv stl, painted to match adjacent wall, unless noted otherwise.
13) Slab perimeter insulation shall be installed per R402.2.9 and extend down from top of the slab 24" or to top of footing whichever is less.
14) All further calculations are to be provided by the Mechanical Contractor when application for a mechanical permit is made.
15) Provide combustion, ventilation, and dilution air for the forced air furnace and other gas appliances per ifgc sec. 304. Show on plan submittal to City/County.
16) Provide venting for all gas heating appliances in accordance with the mechanical plans, with the heating appliance manufacturer's recommendations, the vent manufacturer's recommendations, and the IRC.
17) Provide duct insulation as required by the wsec as may apply.
18) All *new* lighting shall comply with WSEC section R404.
19) A minimum of 75 percent of all luminaires shall use high efficacy lamps, as defined in WSEC Section R202. Ventilation of all areas shall be in conformance with the 2012 IRC Sec. M1507.3 with 60 cfm min. (240 cfm @ 25% run time) - integrated with the forced air furnace.
20) Whole-house ventilation shall be in conformance with 2012 IRC M1507.3.1 thru M1507.3.3 & Tables M1507.3.3(1) & M1507.3.3(2) & WAC 51-51 M1507.3.5.
   1) Maximum Cottage size is less than 1500, and each is 2-3 bedrooms.
   2) 45 cfm minimum fresh air (FA) airflow is required per M1507.3.3(1)
   3) Interlock two source exhaust fans with the forced air furnace for approximately 120 cfm FA airflow. Per Table M1507.3.3(2), interpolated run-time % shall be 44%. Actual cfm and run-time to be confirmed and coordinated with actual equipment and installation.
21) The project as defined by 406.2 is requried to have 1.5 points (energy credits). Per Table 406.2, 2.0 credits will be earned with Option 3c, closed loop ground source heat pump.

ELECTRICAL NOTES

1) All electrical work is to be bidder designed. The final design shall be based on the electrical drawings and specifications contained in this set, and shall comply with all applicable codes, including but not limited to the codes referenced in general notes.
2) The electrical work must adhere to all requirements of the construction documents. Additional notes are provided on electrical drawings.
3) It shall be the responsibility of each Contractor to check with the Architectural drawings before installation of their work. Any discrepancy between the Architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the Architect's attention in writing.
4) Each Contractor shall obtain his/her ancillary permit(s) as required.
5) Wiring methods shall be as permitted by "code" and installation per "neca" standards.
6) All devices to be specification grade.
7) All receptacles shall be at 15" from finished floor to bottom of box unless noted otherwise.
8) All switches shall be at 42" from finished floor to bottom of box unless noted otherwise.
9) Verify all receptacle, switch, and fixture locations with owner prior to installation.

PROJECT INFORMATION

PROJECT ADDRESS: 9407 N.E. 128th ST, KIRKLAND, WA 98034

TAX PARCEL NO.: TBD

LEGAL DESCRIPTION: LOT 1 of JUANITA FARMHOUSE COTTAGE DEVELOPMENT

AUTHORITY HAVING JURISDICTION (AHJ): CITY OF KIRKLAND

OTHER PERMITS: IDP/ZON15-01192 LSM15-05282 DEM15-06158

TREE REMOVAL: TRE15-02018 BMF15-06785

OWNER:	KIM SAUNDERS & MICHELLE BEEBE	
ARCHITECT:	PAGE & BEARD ARCHITECTS:	(425) 827-7850
STRUCTURAL ENGINEER:	CT Engineering, Inc	(425) 238-9137
CIVIL ENGINEER:	TRIAD ENGINEERS	(425) 415-2000
SURVEYOR:	C & C SURVEYING	(206) 523-1654
MECHANICAL ENGINEER:	Fsi CONSULTING ENGINEERS	(206) 622-3321
LANDSCAPE ARCHITECT:	FORESIGHT	(425) 327-1379
FIRE DISTRICT:	CITY OF KIRKLAND	
WATER DISTRICT:	NUD	(206) 242-9547
SEWER DISTRICT:	NUD	(206) 242-3236

BUILDING INFORMATION

CONSTRUCTION TYPE: V-B

SPRINKLER SYSTEM: NO

FIRE ALARM: YES

OCCUPANCY GROUPS: R-3

USE: RESIDENTIAL

BUILDING CODES: 2012 IBC & IRC, 2012 WAC 51-50, 51-11, 51-13

ENERGY CODE & COMPLIANCE OPTIONS: 2012 WASHINGTON STATE RESIDENTIAL ENERGY CODE

PROPOSED BUILDING AREAS: (SF)

AREA (GROSS)	SQ. FT.
WALNUT FIRST FLOOR	1264.1
WALNUT SECOND FLOOR	485
NORTH PORCH	47.5
SOUTH PORCH	94.1
TOTAL BUILDING SQUARE FOOTAGE	1890.7

TOTAL BLDG LOT COVERAGE: SEE A-1.1 SITE DIAGRAM

SITE & ZONING INFORMATION

PROJECT ADDRESS: 9407 N.E. 128th ST, KIRKLAND, WA 98034

TAX PARCEL NO: TBD

LEGAL DESCRIPTION: SEE "PROJECT INFORMATION" ABOVE

ZONING: RSX-7.2

LOT SIZE AND COVERAGE: SEE A-1.1 SITE DIAGRAM & CIVIL PLANS

BUILDING SETBACKS: Kirkland Municipal Code 113.25
Front: 20 feet
Second front: N / A - SEE IDP
Others: N / A - SEE IDP

BUILDING HEIGHT: Kirkland Municipal Code 113.25
Max. allowable height: 27 feet
Additional height: N/A

REQ'D LANDSCAPING: Kirkland Municipal Code 113.35
Shared garage: "screened" per 113.35, 1, c, (3)
Parking Lot: "screened" per 113.35, 1, c, (3)

PARKING REQUIRED: Kirkland Municipal Code 113.25

		Number of Units	Total parking req'd
Under 700 sf:	1 stall/unit	0	0
700-1000 sf:	1.5 stalls/unit	0	0.0
Over 1000 sf:	2 stalls/unit	1	2
Total Parking req'd:			2
Parking Provided:			2

PAGE & BEARD ARCHITECTS P.S.
910 MARKET STREET
KIRKLAND, WA 98033
TEL: 425.827.7850
FAX: 425.827.7014
INFO@PAGEANDBEARD.COM

JUANITA FARMHOUSE COTTAGES
See A-0.1 for House #
KIRKLAND, WA 98034

PERMIT SET
JOB NO: 15.02
DATE: 5/5/2016
REVISIONS:

5329 REGISTERED ARCHITECT
GALEN C. PAGE
STATE OF WASHINGTON

PROJECT & SITE DATA, ABBREVIATIONS, GENERAL NOTES - WALNUT

SHEET
A-0.1

SW 1/4, NE 1/4, SEC. 30, T. 26N, R. 5E, W.M.

UTILITY TABLE

STRUCTURE	RIM	MATERIAL/INVERT	
SSMH A	116.76	12" CONC (W/E/N)	103.51
SSMH B	133.48	12" PVC (W)	125.48
		12" PVC (N)	"
		12" CONC (E)	"
		8" PVC (SW)	"
SSMH C	138.22	12" CONC (N/S)	132.22
		8" PVC (W)	"
SDMH A	115.76	24" CMP (W)	111.66
		12" GATE (E)	112.26
SDMH B	132.24	12" PVC (N)	129.44
		12" CMP GATE (E)	130.54
CB A	115.38	12" PVC (W)	113.53
		8" PVC (N)	113.68
		12" CMP (SE)	113.53
CB B	114.99	12" CONC (S)	111.34
		12" CONC (W/E)	111.24
CB C	115.99	4" PVC (NW)	113.69
		12" CONC (E)	112.94
CB D (48")	120.53	24" CMP (E)	111.81
CB E	132.74	6" PVC (W)	130.54
		12" PVC (N/S)	130.44
CB F	136.90	12" PVC (N)	134.10
		12" PVC (S)	134.00
CB G	138.51	4" PLASTIC	135.86
		12" PVC	"
CB H	141.89	12" CONC (N)	140.09
		12" PVC (E)	139.99
CB I	141.74	12" CONC (W)	136.64
		12" CMP (E)	136.54
INLET A	115.70	8" PVC (S)	114.00

NOTE: THE LOCATION AND DIAMETER OF THE WATER LINES ARE PER NORTHSHORE UTILITY DISTRICT FACILITIES RECORDS, NOT VERIFIED BY THIS FIRM.

TREE TABLE (#12652)

(NUMBERS INDICATE DIAMETER – I.E. AP 10: 10" APPLE TREE)

AP = APPLE (MALUS SP.)
AS = ASH (SORBUS SP.)
BC = BIRD CHERRY (PRUNUS AVIUM)
BS = BLUE SPRUCE (PICEA PUNGENS)
DF = DOUGLAS FIR (PSEUDOTSUGA MENZIESII)
EB = EUROPEAN BIRCH (BETULA PENDULA)
EW = ENGLISH WALNUT (JUGLANS REGIA)
FC = FLOWERING CHERRY (PRUNUS SUBHIRTELLA)
HAW = COMMON HAWTHORN (CRATAEGUS MONOGYNA)
NM = NORWAY MAPLE (ACER PLATANOIDES)
PC = PORT ORFORD CEDAR (CHAMAECYPARIS LAWSONIANA)
PO = PIN OAK (QUERCUS PALUSTRIS)
RM = RED MAPLE (ACER RUBRA)
SY = SYCAMORE (PLATANUS ACCIDENTALIS)
WRC = WESTERN RED CEDAR (THUJA PLICATA)
ZRC = ZEBRA RED CEDAR (THUJA PLICATA 'ZEBRINA')

TREE TABLE (#12814)

(NUMBERS INDICATE DIAMETER – I.E. B 20: 20" BIRCH TREE)

BI = BIRCH
CE = CEDAR
FI = FIR
FT = FRUIT TREE
HEM = HEMLOCK
JU = JUNIPER
PI = PINE
SPR = SPRUCE

ALL LOTS ZONED RSX 7.2

1" = 20'

20 0 20 40

SURVEYOR'S NOTES

1.) THE CONTROLS SHOWN REPRESENT A COMPILATION OF MEASUREMENTS MADE DURING THIS SURVEY, PREVIOUS SURVEYS PERFORMED BY THIS FIRM, PUBLIC RECORDED SURVEYS AND MUNICIPAL RECORDS.
2.) THE CONTROLLING MONUMENTATION WAS FOUND IN OCTOBER, 2014. CONDITIONS NOTED ARE AS OF OCTOBER 10, 2014.
3.) FIELD INSTRUMENTATION WAS A LEICA TCRP 1203 TOTAL STATION LAST CALIBRATED WITHIN THE YEAR BY A FACTORY AUTHORIZED TECHNICIAN.
4.) THE BOUNDARY LINES DEPICTED ON THIS MAP ARE PER RECORD TITLE INFORMATION, ROTATED TO CITY OF KIRKLAND HORIZONTAL DATUM, AND REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW. WHERE DISCREPANCIES EXIST THE SURVEYOR RECOMMENDS THAT THE OWNER OR POTENTIAL PURCHASER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL BOUNDARY DISPUTES.
5.) THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.
6.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT FOR ADDRESS # 12814/12824 AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS OF RECORD.

LEGAL DESCRIPTIONS

(#12652)

LOT 1 OF CITY OF KIRKLAND ALTERATION OF LOT LINE NO. LLA15–00601, AS RECORDED UNDER RECORDING NO.

2015_____, RECORDS OF KING COUNTY, WASHINGTON.

CONTAINS 38,216.5 SQ FT

(#12814/12824)

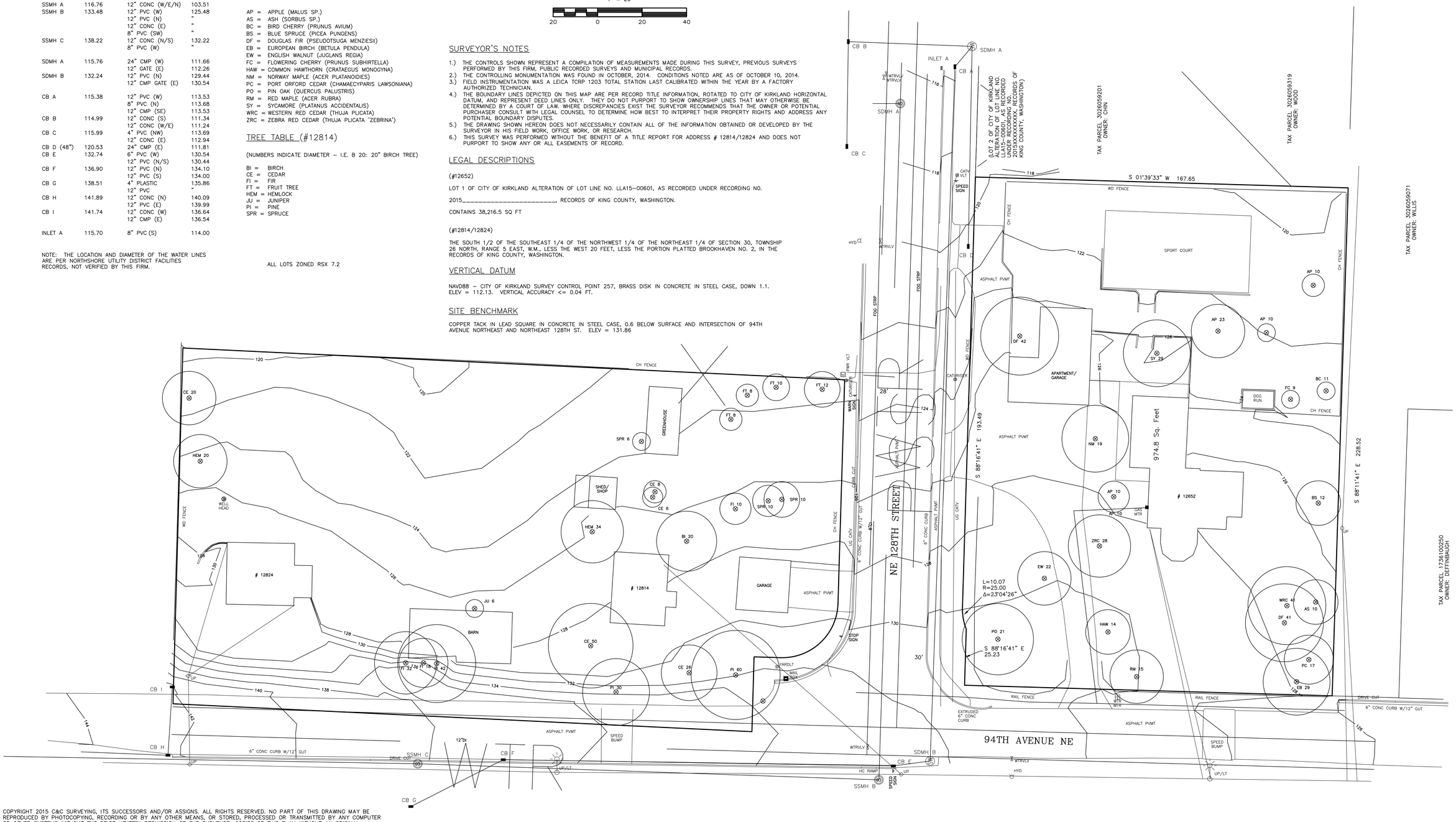
THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., LESS THE WEST 20 FEET, LESS THE PORTION PLATTED BROOKHAVEN NO. 2, IN THE RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD88 – CITY OF KIRKLAND SURVEY CONTROL POINT 257, BRASS DISK IN CONCRETE IN STEEL CASE, DOWN 1.1. ELEV = 112.13. VERTICAL ACCURACY <= 0.04 FT.

SITE BENCHMARK

COPPER TACK IN LEAD SQUARE IN CONCRETE IN STEEL CASE, 0.6 BELOW SURFACE AND INTERSECTION OF 94TH AVENUE NORTHEAST AND NORTHEAST 128TH ST. ELEV = 131.86



C & C Surveying LLC
4509 243rd PL SW
Mountlake Terrace, WA 98043
(425)673-7502 (206)523-1654

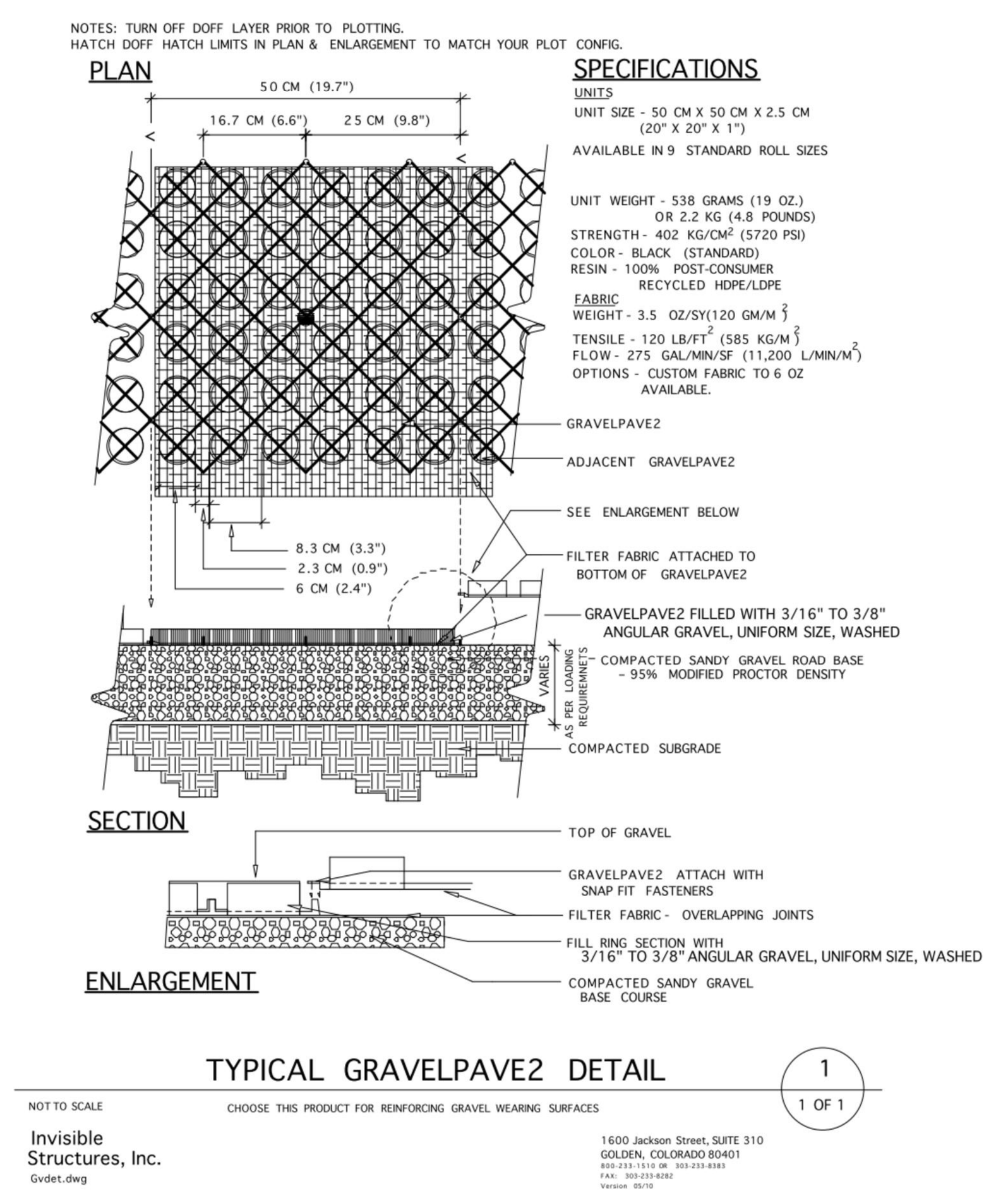
TOPOGRAPHY SURVEY FOR
SAUNDERS/BEEBE
12652/12814 – 94TH AVE NE KIRKLAND PROJECT

SCALE:	1" = 20'
DATE:	6–1–2015
DRAWN BY:	JJH
MAP FILE:	3314SPTOPO

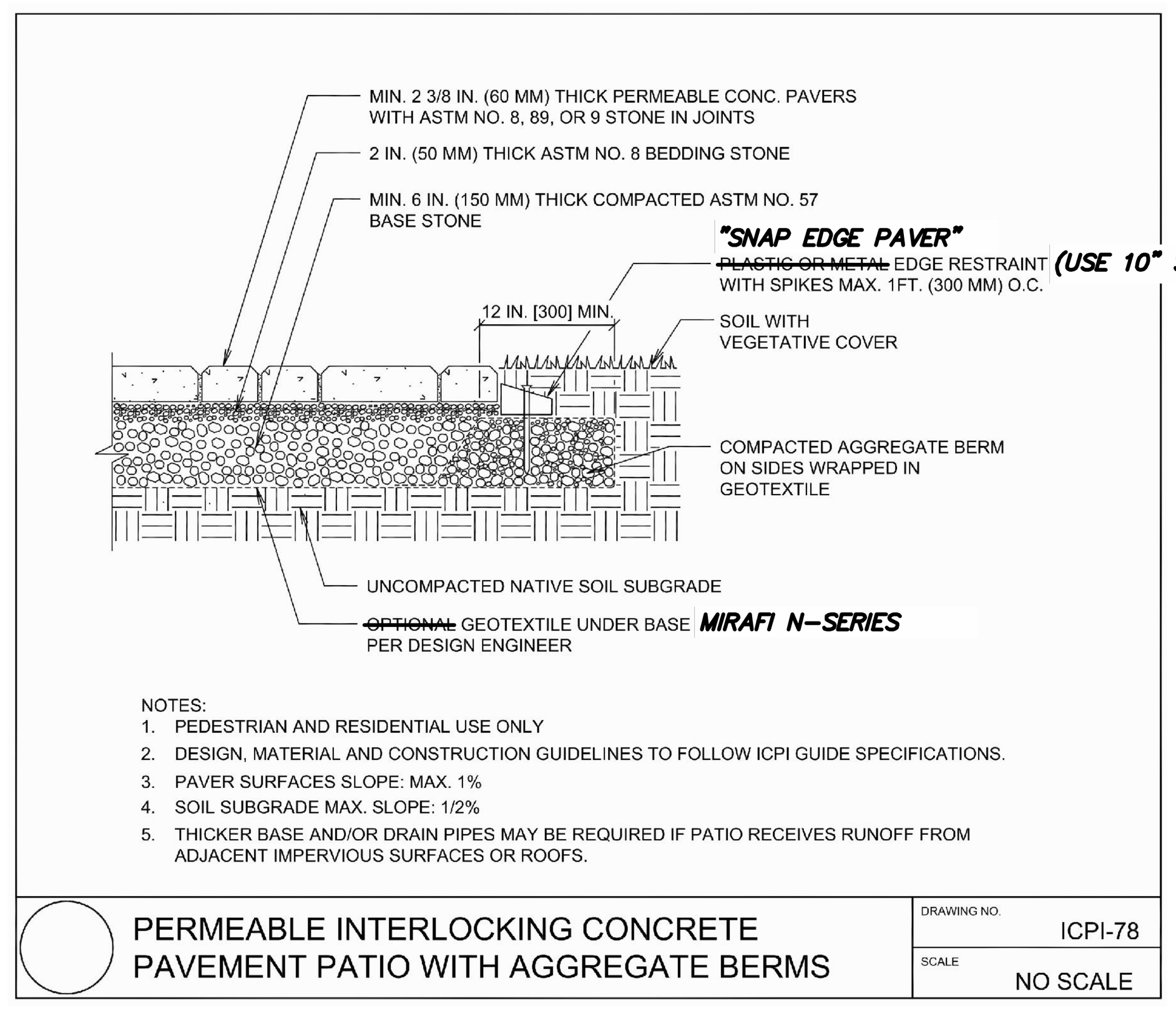
No.	Date	By	Revision

PROJ NO. 3314.2

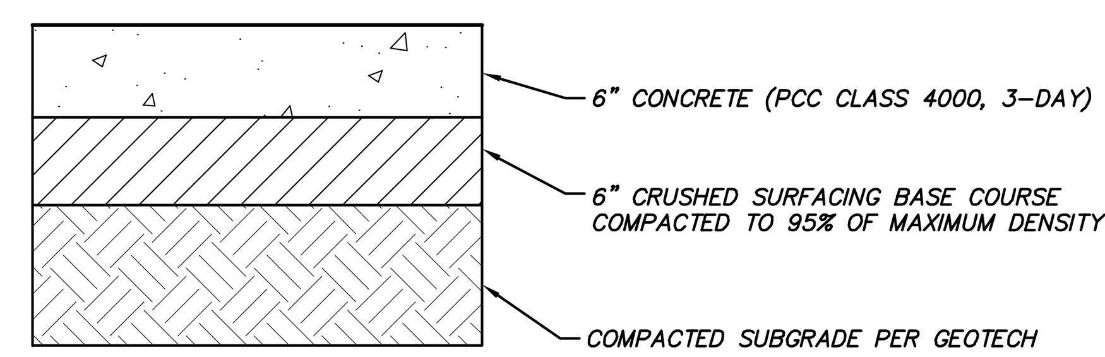
SHEET 1 OF 1



TYPICAL GRAVELPAVE2 DETAIL


MIN. 2 3/8 IN. (60 MM) THICK PERMEABLE CONC. PAVERS WITH ASTM NO. 8, 89, OR 9 STONE IN JOINTS
2 IN. (50 MM) THICK ASTM NO. 8 BEDDING STONE
MIN. 6 IN. (150 MM) THICK COMPACTED ASTM NO. 57 BASE STONE
"SNAP EDGE PAVER" EDGE RESTRAINT (USE 10" SPIKE) WITH SPIKES MAX. 1FT. (300 MM) O.C.
12 IN. [300] MIN
SOIL WITH VEGETATIVE COVER
COMPACTED AGGREGATE BERM ON SIDES WRAPPED IN GEOTEXTILE
UNCOMPACTED NATIVE SOIL SUBGRADE
GEOTEXTILE UNDER BASE MIRAFI N-SERIES PER DESIGN ENGINEER
NOTES:
1. PEDESTRIAN AND RESIDENTIAL USE ONLY
2. DESIGN, MATERIAL AND CONSTRUCTION GUIDELINES TO FOLLOW ICPI GUIDE SPECIFICATIONS.
3. PAVER SURFACES SLOPE: MAX. 1%
4. SOIL SUBGRADE MAX. SLOPE: 1/2%
5. THICKER BASE AND/OR DRAIN PIPES MAY BE REQUIRED IF PATIO RECEIVES RUNOFF FROM ADJACENT IMPERVIOUS SURFACES OR ROOFS.
PERMEABLE INTERLOCKING CONCRETE PAVEMENT PATIO WITH AGGREGATE BERMS
ICPI-78
NO SCALE

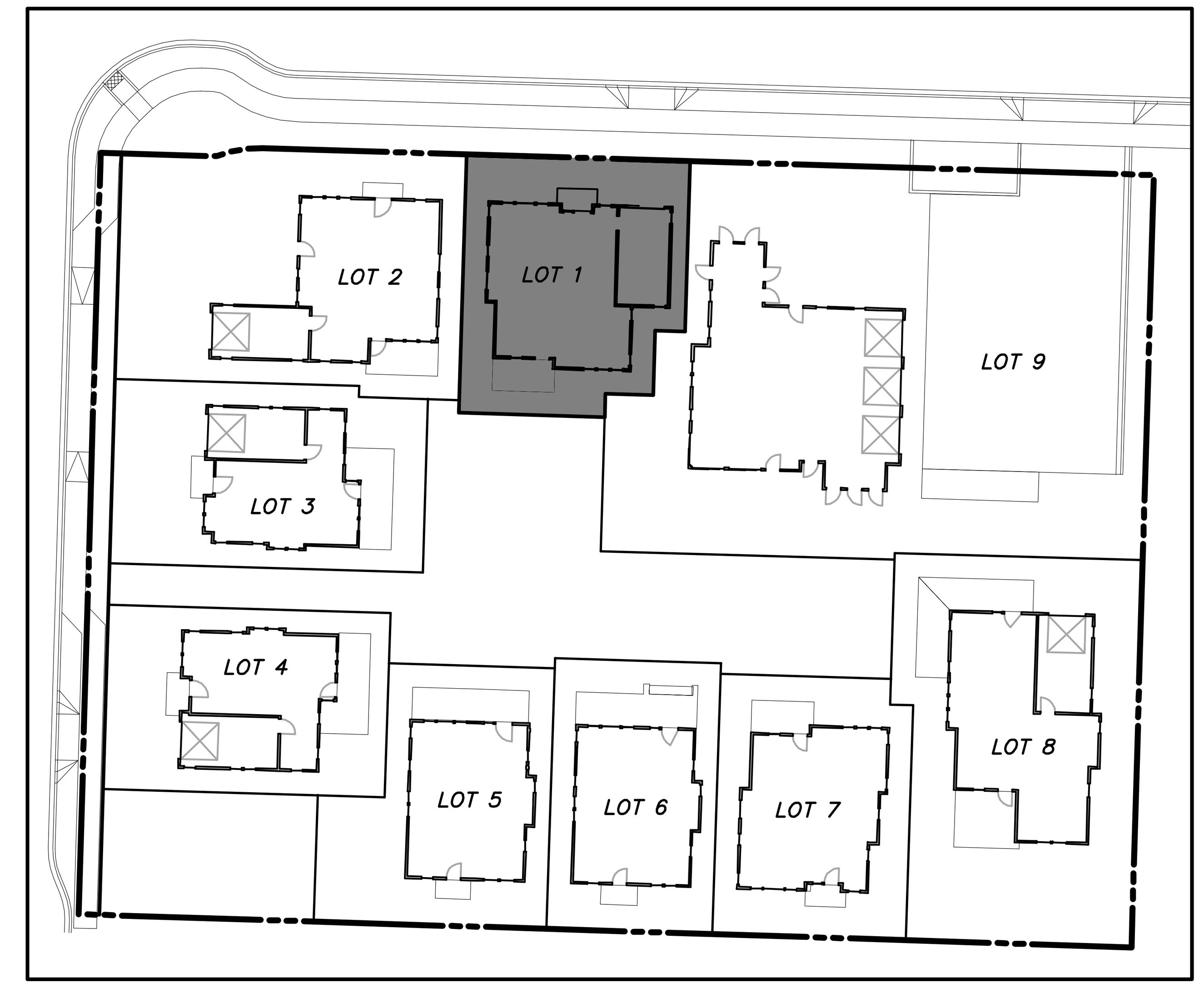
PERVIOUS PAVER DETAIL



NOTES:
1. ALL JOINTS SHALL BE CLEANED AND EDGED.
2. CONSTRUCTION JOINTS SHALL BE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS
3. PROVIDE BROOM FINISH

CEMENT CONCRETE PAVEMENT SECTION (ON-SITE)

NOT TO SCALE



KEY MAP

SCALE: 1"=30'

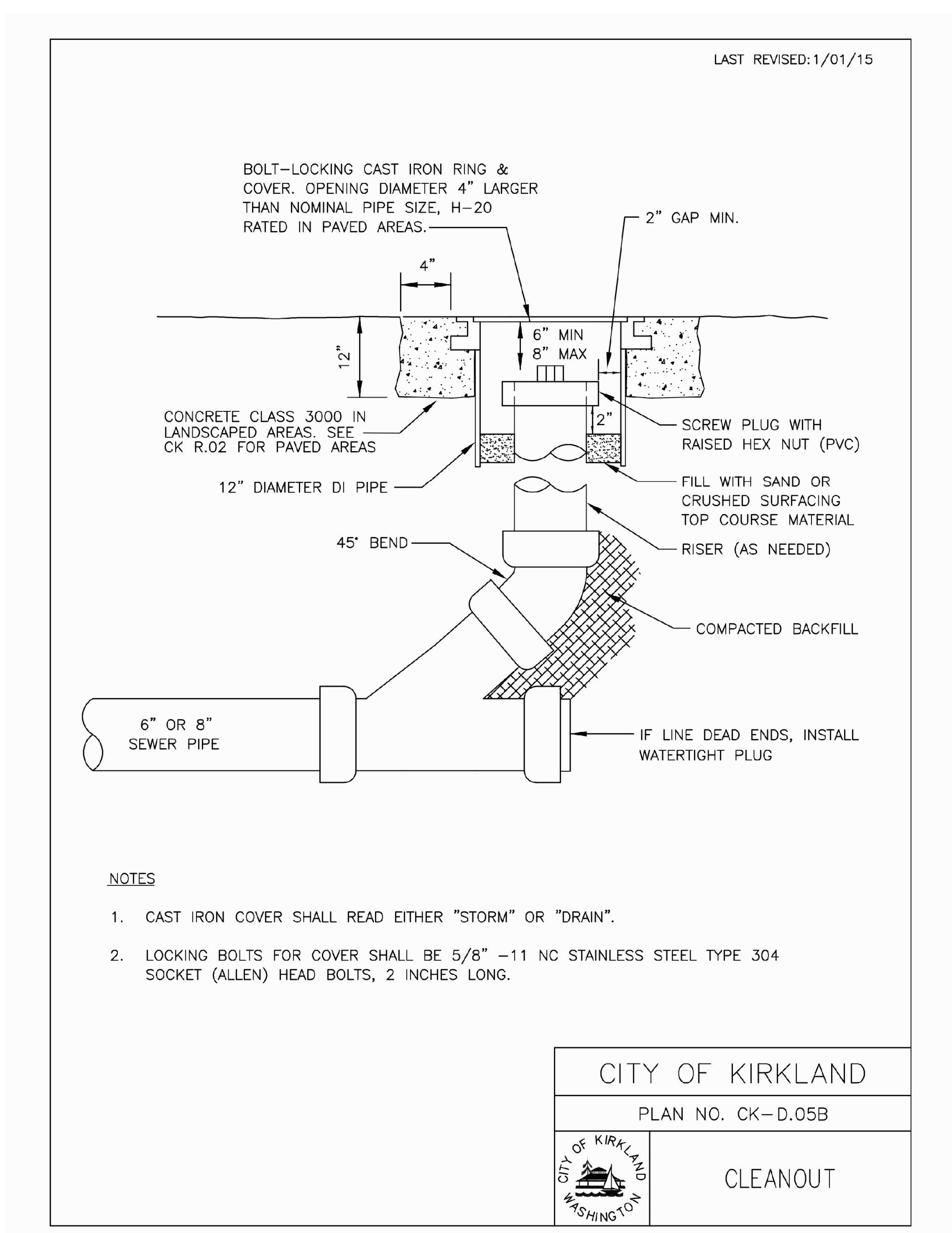
HARDSCAPE HATCH LEGEND

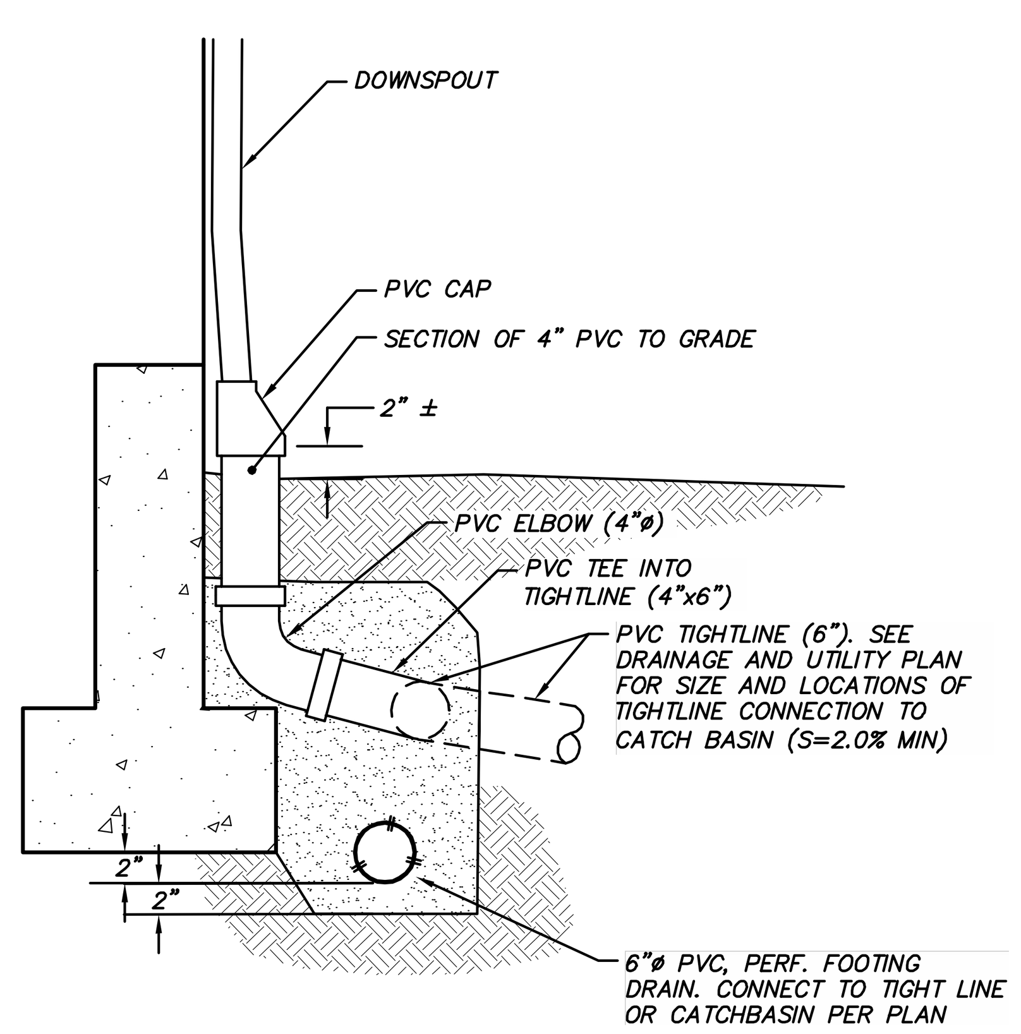
- PERVIOUS PAVERS
- PERVIOUS FLAGSTONE PAVERS
- PERVIOUS GRAVEL PAVE SYSTEM
- CEMENT CONCRETE PAVEMENT

WALL SYMBOL LEGEND

- MODULAR BLOCK WALL (3.6' MAX HEIGHT)
- LANDSCAPE ROCKERY
- LANDSCAPE BLOCK WALL (2' MAX HEIGHT)
- DROP FOOTING

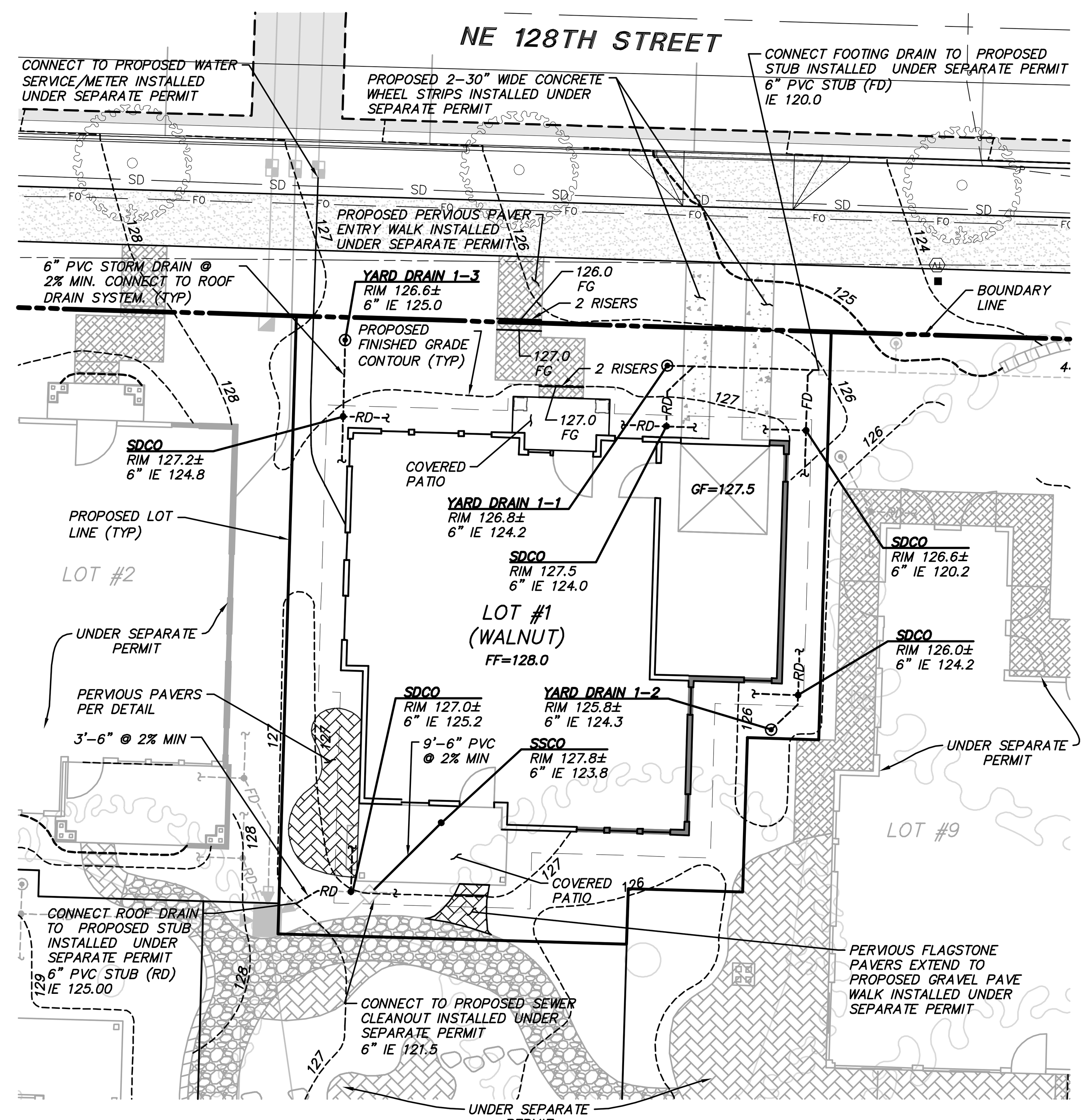
FF = FINISHED FLOOR ELEVATION

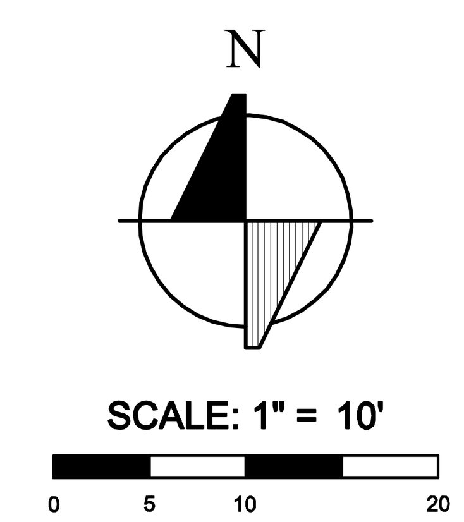

LAST REVISED: 1/01/15
BOLT-LOCKING CAST IRON RING & COVER. OPENING DIAMETER 4" LARGER THAN NOMINAL PIPE SIZE, H-20 RATED IN PAVED AREAS.
2" GAP MIN.
4"
12"
6" MIN
8" MAX
CONCRETE CLASS 3000 IN LANDSCAPED AREAS. SEE CK R.02 FOR PAVED AREAS
SCREW PLUG WITH RAISED HEX NUT (PVC)
12" DIAMETER DI PIPE
FILL WITH SAND OR CRUSHED SURFACING TOP COURSE MATERIAL
45° BEND
RISER (AS NEEDED)
COMPACTED BACKFILL
6" OR 8" SEWER PIPE
IF LINE DEAD ENDS, INSTALL WATERTIGHT PLUG
NOTES
1. CAST IRON COVER SHALL READ EITHER "STORM" OR "DRAIN".
2. LOCKING BOLTS FOR COVER SHALL BE 5/8" -11 NC STAINLESS STEEL TYPE 304 SOCKET (ALLEN) HEAD BOLTS, 2 INCHES LONG.
CITY OF KIRKLAND
PLAN NO. CK-D.05B
CLEANOUT


DOWNSPOUT
PVC CAP
SECTION OF 4" PVC TO GRADE
2" ±
PVC ELBOW (4"ø)
PVC TEE INTO TIGHTLINE (4"x6")
PVC TIGHTLINE (6"). SEE DRAINAGE AND UTILITY PLAN FOR SIZE AND LOCATIONS OF TIGHTLINE CONNECTION TO CATCH BASIN (S=2.0% MIN)
2"
2"
6"ø PVC, PERF. FOOTING DRAIN. CONNECT TO TIGHT LINE OR CATCHBASIN PER PLAN

DOWNSPOUT/TIGHTLINE/FOOTING DRAIN

NOT TO SCALE


NE 128TH STREET
CONNECT TO PROPOSED WATER SERVICE/METER INSTALLED UNDER SEPARATE PERMIT
PROPOSED 2-30" WIDE CONCRETE WHEEL STRIPS INSTALLED UNDER SEPARATE PERMIT
CONNECT FOOTING DRAIN TO PROPOSED STUB INSTALLED UNDER SEPARATE PERMIT 6" PVC STUB (FD) IE 120.0
PROPOSED PERVIOUS PAVER ENTRY WALK INSTALLED UNDER SEPARATE PERMIT
6" PVC STORM DRAIN @ 2% MIN. CONNECT TO ROOF DRAIN SYSTEM (TYP)
YARD DRAIN 1-3 RIM 126.6± 6" IE 125.0
126.0 FG
2 RISERS
BOUNDARY LINE
PROPOSED FINISHED GRADE CONTOUR (TYP)
127.0 FG
2 RISERS
127.0 FG
SDCO RIM 127.2± 6" IE 124.8
COVERED PATIO
GF=127.5
YARD DRAIN 1-1 RIM 126.8± 6" IE 124.2
PROPOSED LOT LINE (TYP)
SDCO RIM 127.5 6" IE 124.0
SDCO RIM 126.6± 6" IE 120.2
LOT #2
LOT #1 (WALNUT) FF=128.0
SDCO RIM 126.0± 6" IE 124.2
UNDER SEPARATE PERMIT
PERVIOUS PAVERS PER DETAIL
3'-6" @ 2% MIN
SDCO RIM 127.0± 6" IE 125.2
YARD DRAIN 1-2 RIM 125.8± 6" IE 124.3
9'-6" PVC @ 2% MIN
SSCO RIM 127.8± 6" IE 123.8
UNDER SEPARATE PERMIT
LOT #9
COVERED PATIO
CONNECT ROOF DRAIN TO PROPOSED STUB INSTALLED UNDER SEPARATE PERMIT 6" PVC STUB (RD) IE 125.00
CONNECT TO PROPOSED SEWER CLEANOUT INSTALLED UNDER SEPARATE PERMIT 6" IE 121.5
PERVIOUS FLAGSTONE PAVERS EXTEND TO PROPOSED GRAVEL PAVE WALK INSTALLED UNDER SEPARATE PERMIT
UNDER SEPARATE PERMIT



WORK WITHIN THE DRIP LINE OF SAVED TREES SHALL BE DONE UNDER SUPERVISION OF CERTIFIED ARBORIST.

ALL STORMDRAIN PIPES TO BE PVC ASTM D-3034, SDR-35 UNLESS OTHERWISE NOTED

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KIRKLAND LATEST STANDARD SPECIFICATIONS AND DETAILS

DIRECT ALL SILT LADEN RUNOFF TO SEDIMENT TRAP OR PROPOSED DETENTION VAULT (INSTALLED UNDER SEPARATE PERMIT)

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 811/CALL-BEFORE-YOU-DIG NOT LESS THAN TWO FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

triad
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

LOT #1 (WALNUT)
KIM SAUNDERS
JUANITA FARMHOUSE COTTAGES
CIVIL LOT PLAN
CITY OF KIRKLAND, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY:
DATE:

RICHARD A. TOMKINS, PE
PROJECT MANAGER
PROJECT SURVEYOR
RICHARD A. TOMKINS, PE
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE:
SCALE: HORIZ.: 1"=10' VERT.: N/A

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 15-028

SHEET NO. C1.0 OF 1

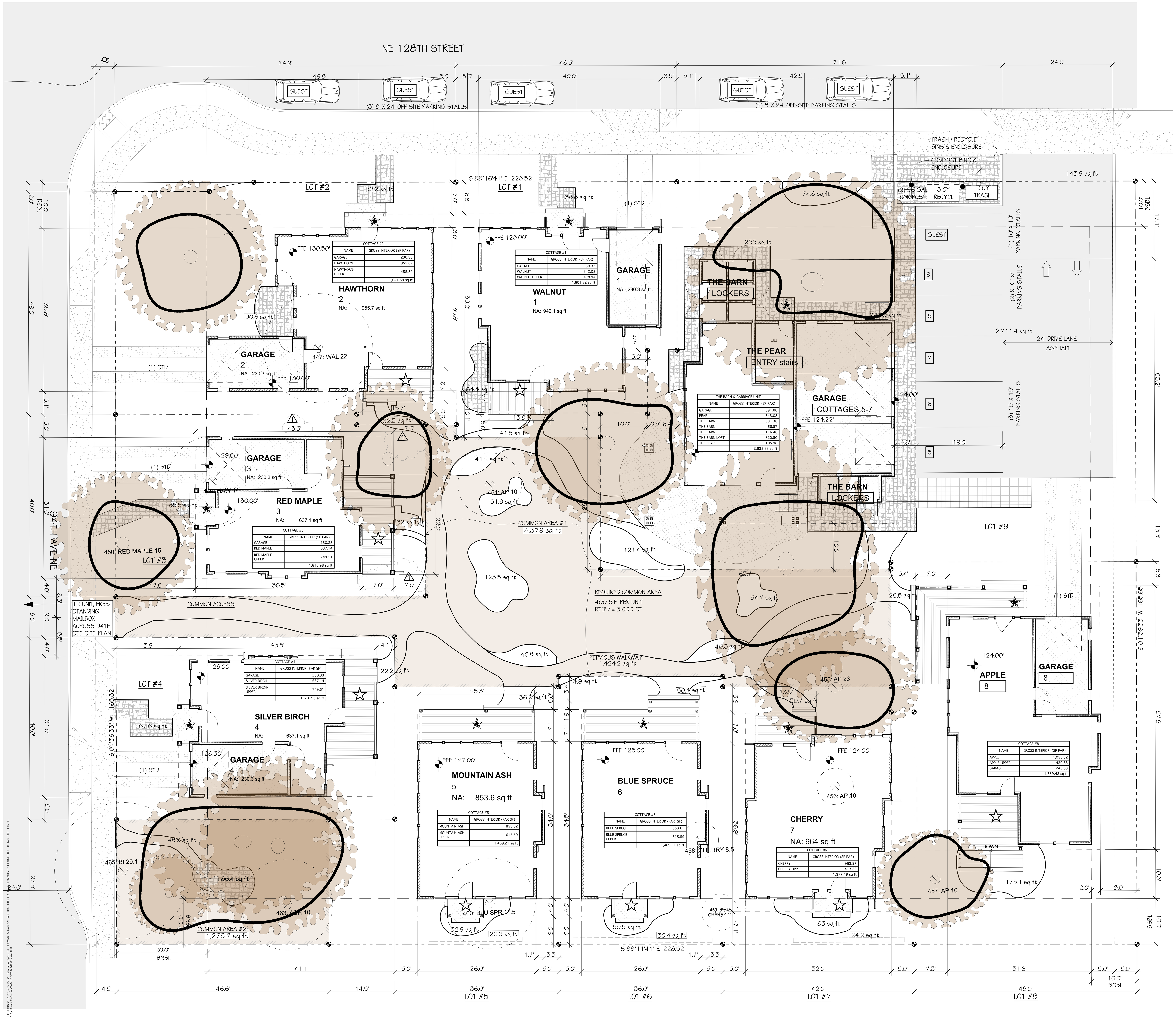


TABLE 3

LOT COVERAGE - INCLUDING PORCHES	
ID	Surface Area
#1 STRIPS	50.24
#1-portion of bench	2.04
#2 WHEEL STRIPS	123.88
#2-portion of bench	36.54
#2-portion of bench	10.45
#3 STRIPS	121.93
#4 STRIPS	82.80
#8 STRIPS	60.03
#8 STRIPS o/ 9	46.55
#8 STRIPS o/ 9	46.23
ASPHALT PARKING	2,711.56
BARN & CARRIAGE	2,388.73
BARN PATIO-E	47.27
BARN PATIO-E	42.85
BARN PATIO-SO	140.52
COTTAGE 1	1,264.07
COTTAGE 1 -N porch & step	47.23
COTTAGE 2	1,285.36
COTTAGE 2 -N porch & step	36.57
COTTAGE 2 -S porch	94.11
COTTAGE 2 -S porch	104.94
COTTAGE 3	952.00
COTTAGE 3	47.82
COTTAGE 3 -E bench	1.17
COTTAGE 3 -E bench	8.81
COTTAGE 3 -E porch	189.21
COTTAGE 4	952.00
COTTAGE 4-E porch	189.17
COTTAGE 4-W bench	5.93
COTTAGE 4-W porch	47.80
COTTAGE 5	915.56
COTTAGE 5-NO porch	178.60
COTTAGE 5-SO porch	40.19
COTTAGE 6	912.87
COTTAGE 6-NO porch	200.64
COTTAGE 6-SO porch	39.87
COTTAGE 6-bench	2.20
COTTAGE 6-bench	0.46
COTTAGE 7	1,033.13
COTTAGE 7-NO porch	92.86
COTTAGE 7-SO porch	49.35
COTTAGE 8	1,402.60
COTTAGE 8-NO porch	274.13
COTTAGE 8-SO porch	162.22
N SIDEWALK IN DEDICATION	65.28
S SIDEWALK IN DEDICATION	259.80
	16,767.57 sq ft

TABLE 4

PERVIOUS SURFACE (INCLD'G UNCOVERED PORCH AREAS)	
ID	Surface Area
#1 W-PATIO	64.43
#1 WALK	38.80
#1 portion of walk	32.28
#1 portion of walk	41.46
#2 W-PATIO	90.78
#2 WALK	39.23
#3 WALK	85.54
#4 WALK	67.61
#5 BACK PATIO	52.87
#6 BACK PATIO	50.48
#7 BACK PATIO	84.98
#8 BACK PATIO	175.10
BARN WALK-N & W	232.98
CARRIAGE WALK	744.89
COMMON GRVL PATH	1,424.17
COMMON PATH	51.94
COMMON PATIO	54.72
COMMON PATIO	41.22
COMMON PATIO	46.76
COMMON PATIO	121.40
COMMON PATIO	40.30
COTTAGE 3-path & step	32.04
COTTAGE 4-path	22.20
COTTAGE 5-SO rockery	20.33
COTTAGE 5-path	36.16
COTTAGE 6-SO rockery	30.43
COTTAGE 6-path	50.41
COTTAGE 6-path	4.91
COTTAGE 7-SO rockery	24.25
COTTAGE 7-path	30.70
COTTAGE 8-path	25.47
DOG PATH	48.94
DOG RUN	86.42
FIRE PIT	123.45
GRASS PAVE	164.30
PATIO-NO of 9	74.83
	4,356.78 sq ft

TABLE 1

FLOOR AREAS - NET		
NAME	COTTAGE #	NET AREA (SF FAR)
WALNUT	1	942.05
GARAGE	1	230.33
WALNUT-UPPER	1	428.94
GARAGE	2	230.33
HAWTHORN	2	955.67
HAWTHORN-UPPER	2	455.59
RED MAPLE-UPPER	3	749.51
GARAGE	3	230.33
RED MAPLE	3	637.14
SILVER BIRCH-UPPER	4	749.51
GARAGE	4	230.33
SILVER BIRCH	4	637.14
MOUNTAIN ASH-UPPER	5	615.59
MOUNTAIN ASH	5	853.62
BLUE SPRUCE-UPPER	6	615.59
BLUE SPRUCE	6	853.62
CHERRY	7	963.97
CHERRY-UPPER	7	413.22
GARAGE	8	243.83
APPLE-UPPER	8	439.83
APPLE	8	1,055.82
PEAR	9	643.08
THE BARN LOFT	COMMON	320.50
THE BARN	COMMONS	691.36
GARAGE	COTTAGES 5-7	691.88
THE PEAR	ENTRY stairs	105.98
THE BARN	LOCKERS	116.46
THE BARN	LOCKERS	66.57
		15,167.79 sq ft

City of Kirkland
Reviewed by T Elder
06/23/2016

SHEET NOTES:

1. FAR = TOTAL INTERIOR NET SF MINUS 100 SF PER COTTAGE & COMMONS FOR STAIRS & MINUS 800 SF OF THE DETACHED GARAGES FOR COTTAGES 5-7:
15,170 SF (FROM TABLE 1) - 1000SF (10 X 100 FOR 10 STAIRS) - 800 SF (GARAGE 5-7) = 13,370 SF FAR.
13,376 SF ALLOWED - 13,370 SF PROPOSED = 6 SF - OK.
13,370/ 38,216 = 34.9% FAR.
2. COTTAGE SIZES: SEE SITE DIAGRAM FOR SQUARE FOOTAGES OF EACH COTTAGE.
3. SEE A-1.0 FOR EXISTING SITE PLAN, DEMOLITION PLAN & TREE PROTECTION NOTES.
4. SEE A-1.2 SITE PLAN FOR SITE DIMENSIONS.
5. SEE C & L SHEETS FOR ADDITIONAL INFORMATION.

SITE AND BUILDING AREAS:

SITE AREA: 38,216 S.F. (w/ ADDED AREA TO NORTH PL & PRIOR TO ROW DEDICATION)

SITE AREA: 37,437.3 S.F. (w/ ADDED AREA TO NORTH PL & AFTER ROW DEDICATION)

LOT COVERAGE CALCULATION:
TOTAL LOT COVERAGE ALLOWED: 50%:
38,216 X 50% = 19,108 S.F.

TOTAL LOT COVERAGE PROPOSED - (SEE BELOW):
IMPERVIOUS AREA (not including eaves over pervious): 16,760 SF (TABLE 3)
PERMEABLE GRASS PAVE, PATHWAYS, & PATIOS: 4,358 S.F. x 50% = 2,179 SF (TABLE 4)/2

16,760 + 2,179 = 18,939 S.F. = OK

FLOOR AREA RATIO (FAR) ALLOWED:
38,216 S.F. X 35% = 13,376 SF ALLOWED

FLOOR AREA RATIO (FAR) PROPOSED:
SEE SHEET NOTE 1 & "FLOOR AREAS" TABLE # 1

PARKING:

PARKING REQ'D PER UNIT:

< 700 SF:	1	STALL
700-1000 SF:	1.5	STALLS
> 1000 SF:	2	STALLS

CARRIAGE: 1 X 1.5 STALLS = 2
COTTAGES: 8 X 2 STALLS = 16
TOTAL REQ'D: 18 STALLS

PARKING PROPOSED:
19 STANDARD STALLS (INCLUDING 8 ENCLOSED) + 5 "GUEST" STALLS LOCATED ON 128TH STREET

SHEET LEGEND

PRIMARY ENTRANCE
SECONDARY ENTRANCE
ASPHALT PAVEMENT
CONCRETE WHEEL STRIPS, WALKS & PORCHES
PERVIOUS PAVERS
GRASS PAVE

BSF16-03504
Page 5 of 21

SITE DIAGRAM

SCALE: 1" = 10'

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JUANITA FARMHOUSE COTTAGES

See A-0.1 for House #
KIRKLAND, WA 98034

PERMIT SET

JOB NO: 15.02

DATE: 5/5/2016

REVISIONS:

5329 REGISTERED ARCHITECT
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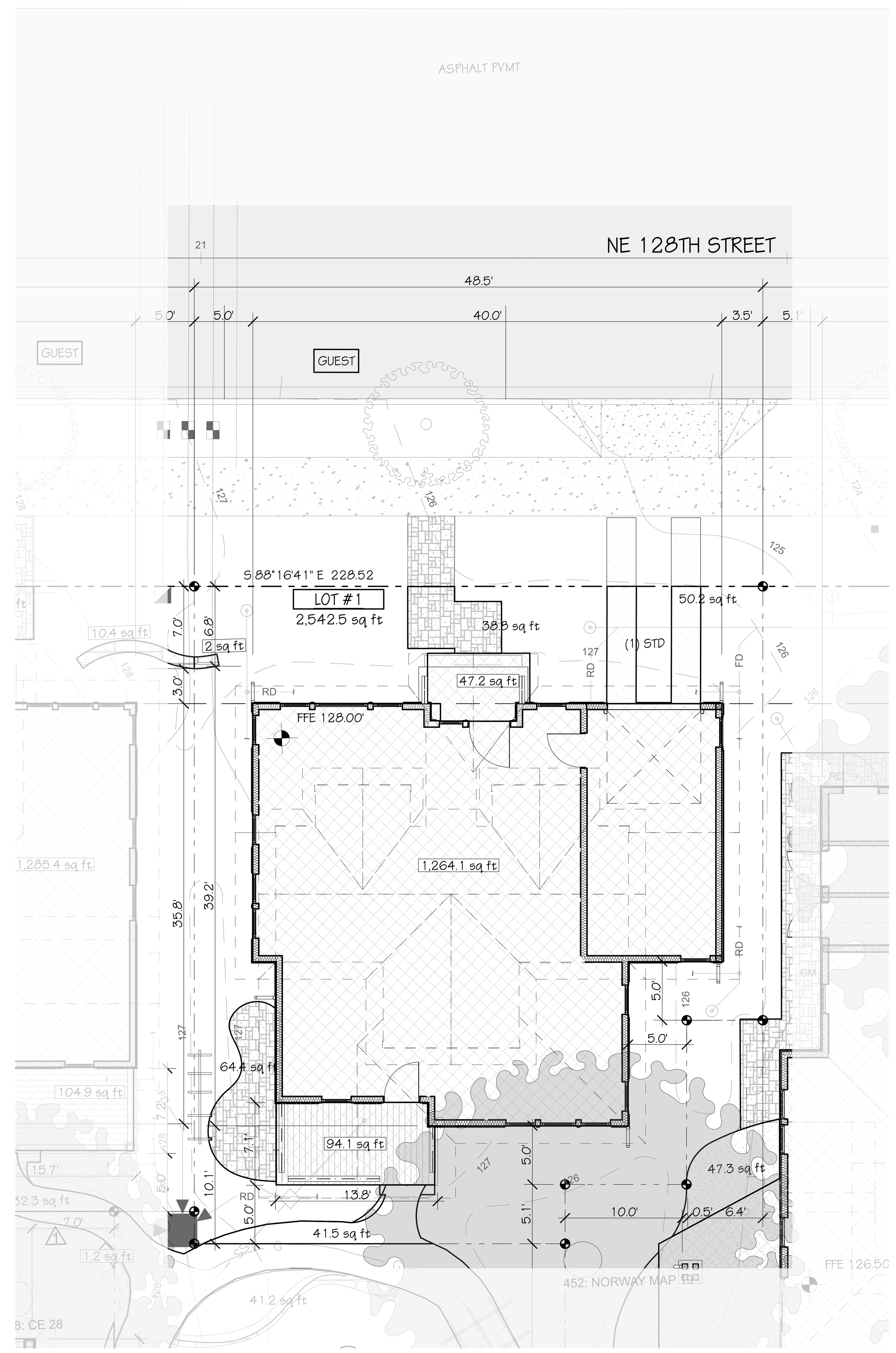
STATE OF WASHINGTON

SITE DIAGRAM - WALNUT

SHEET

A-1.0



LOT 1 (WALNUT) SITE PLAN

SCALE: 1/8" = 1'-0"

LOT 1 LOT COVERAGE DATA

LOT AREA: 2,542.50 SF

GROSS BLDG FOOTPRINT:	1,264.10 SF
NORTH COVERED PORCH:	47.20 SF
SOUTH COVERED PORCH & STEP:	94.10 SF
PORTION OF NO BENCH:	2.00 SF
WHEEL STRIPS:	50.20 SF
NORTH PERVIOUS WALK & STEP:	38.8 / 2 = 19.40 SF
SOUTH PERVIOUS WALK & STEP:	41.5 /2 = 20.75 SF
WEST PERVIOUS PATIO:	64.4 / 2 = 32.20 SF
COTTAGE 1 TOTAL:	1,529.95 SF

LOT 1 FLR AREA RATIO DATA

WALNUT - LOWER NET:	942.05 SF
WALNUT - UPPER NET:	428.94 SF
WALNUT - GARAGE NET:	230.33 SF
COTTAGE 1 TOTAL:	1,601.32 SF

SHEET LEGEND

- ASPHALT PAVEMENT
- CONCRETE WHEEL STRIPS, WALKS & PORCHES
- PERVIOUS PAVERS
- GRASS PAVE

N

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SITE PLAN - WALNUT

SHEET

A-1.1

City of Kirkland
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06/23/2016

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JUANITA FARMHOUSE COTTAGES

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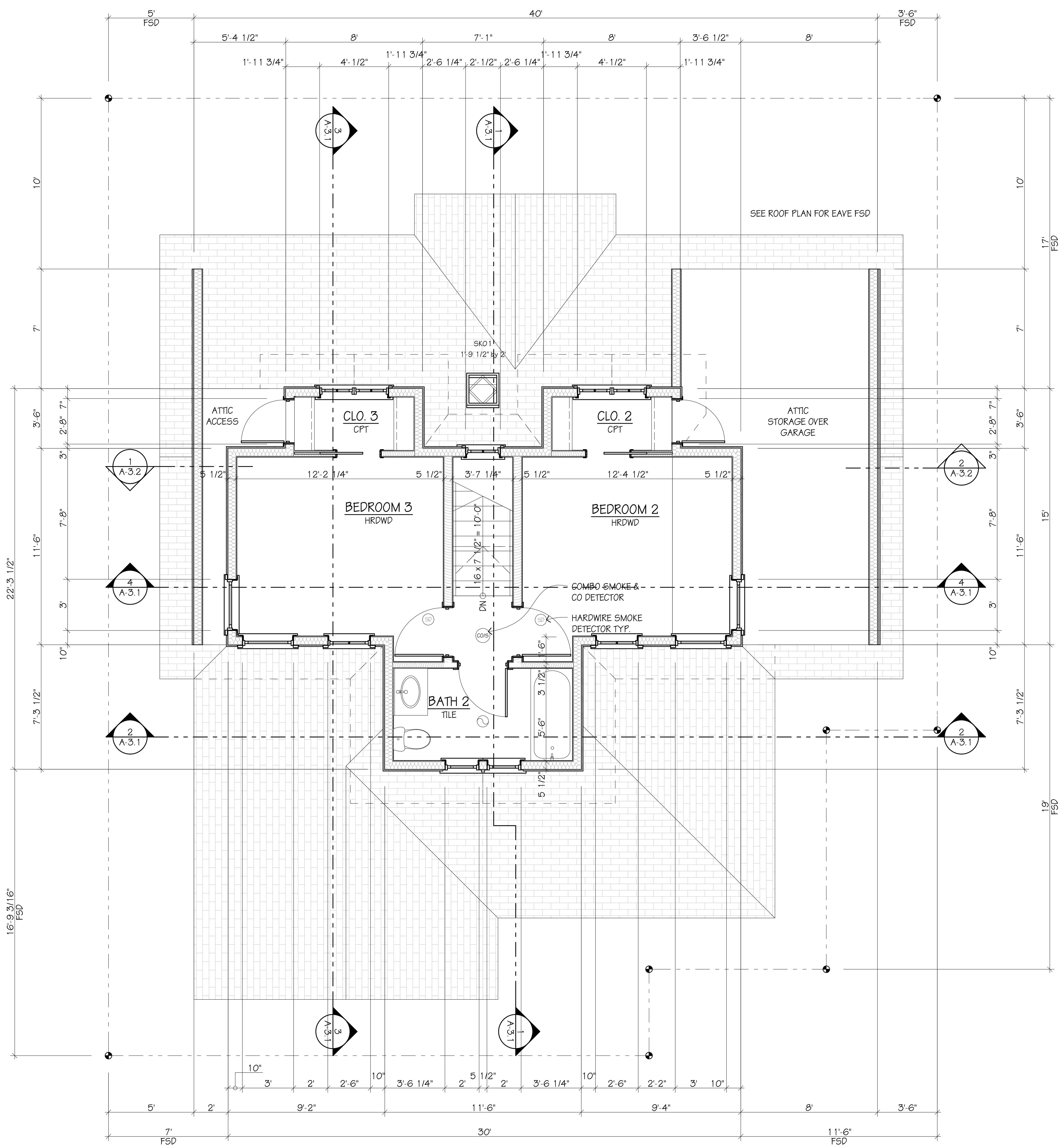
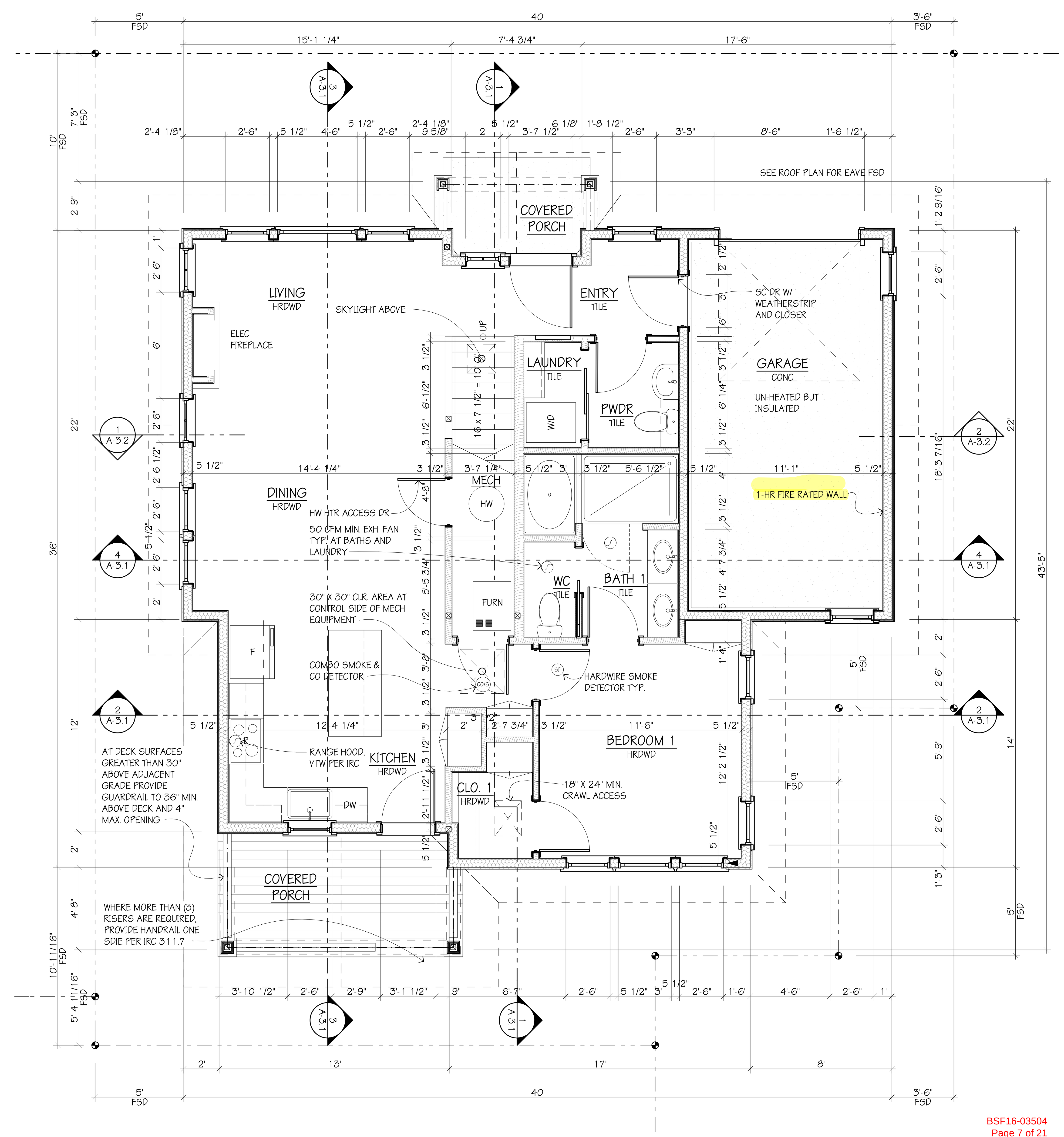


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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JOB NO: 15.02

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FLOOR PLANS - WALNUT

SHEET

A-2.0

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JUANITA FARMHOUSE COTTAGES

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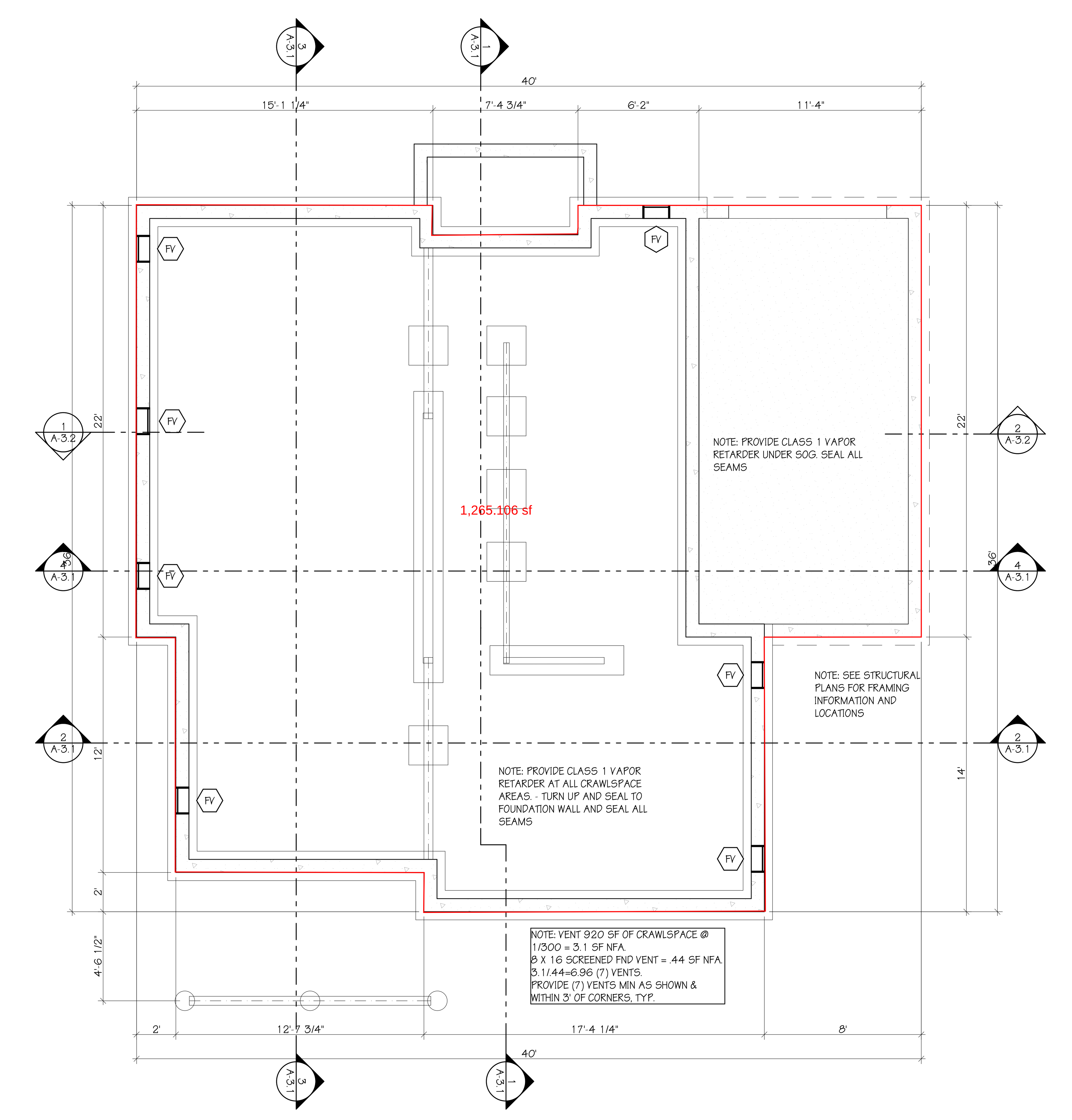
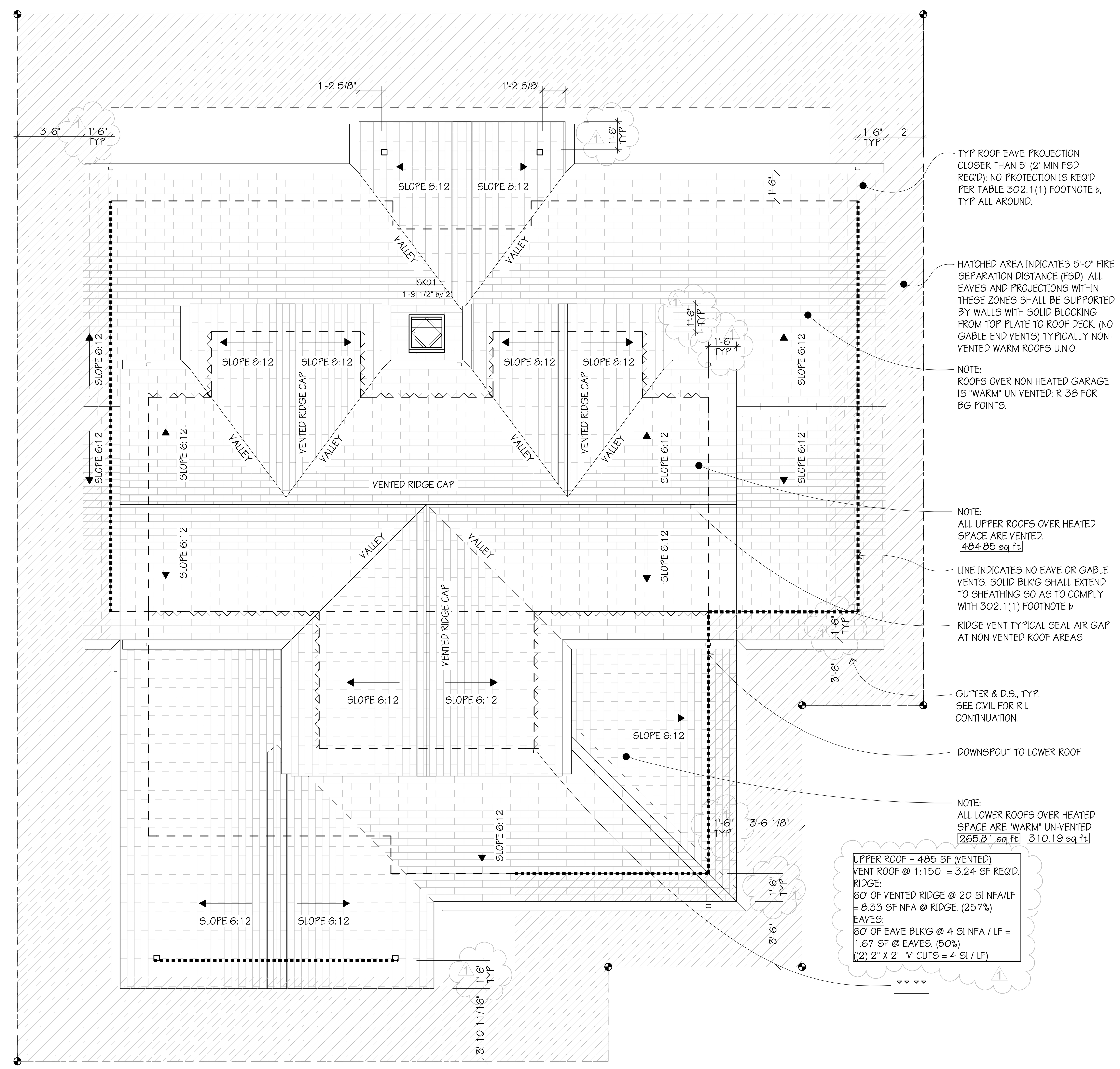


CRAWLSPACE PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"

PERMIT SET

JOB NO: 15.02

DATE: 5/5/2016

REVISIONS:

1 PERMIT REV 1 6/1/16

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ROOF PLAN - WALNUT

SHEET

A-2.1

City of Kirkland
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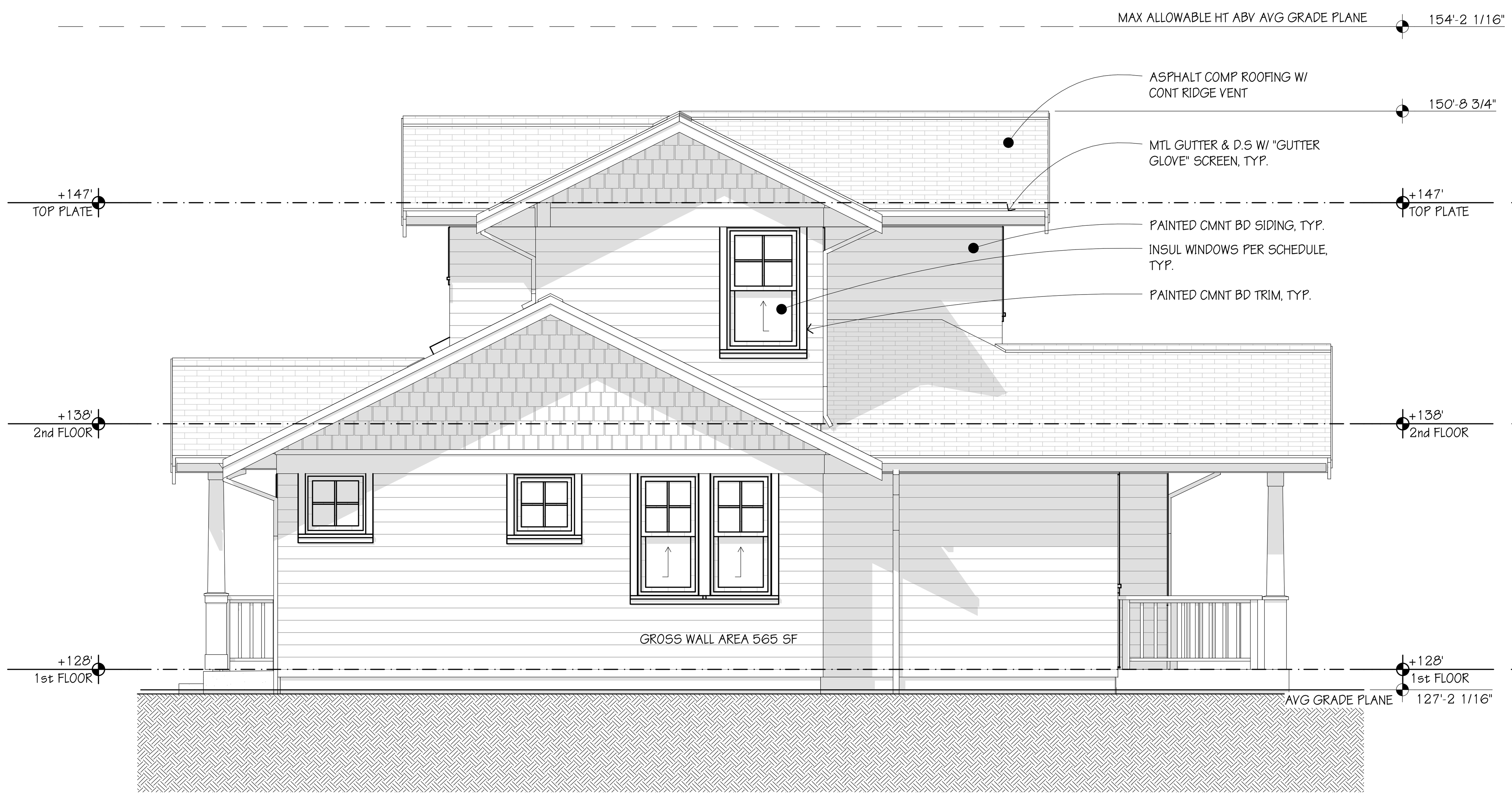
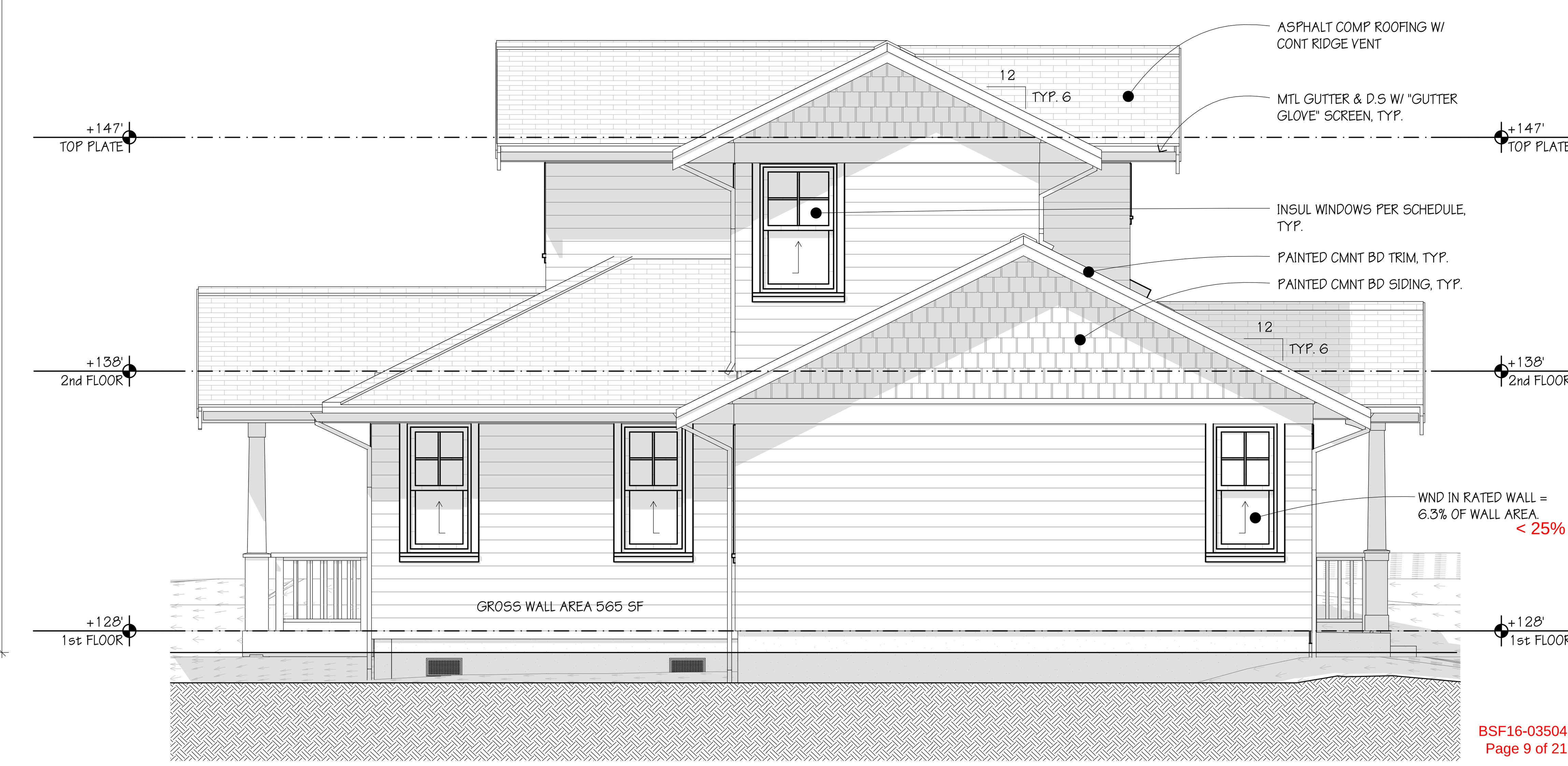


WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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JUANITA FARMHOUSE COTTAGES

See A-0.1 for House #
KIRKLAND, WA 98034

PERMIT SET

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EXTERIOR ELEVATIONS - WALNUT

SHEET

A-3.0

City of Kirkland
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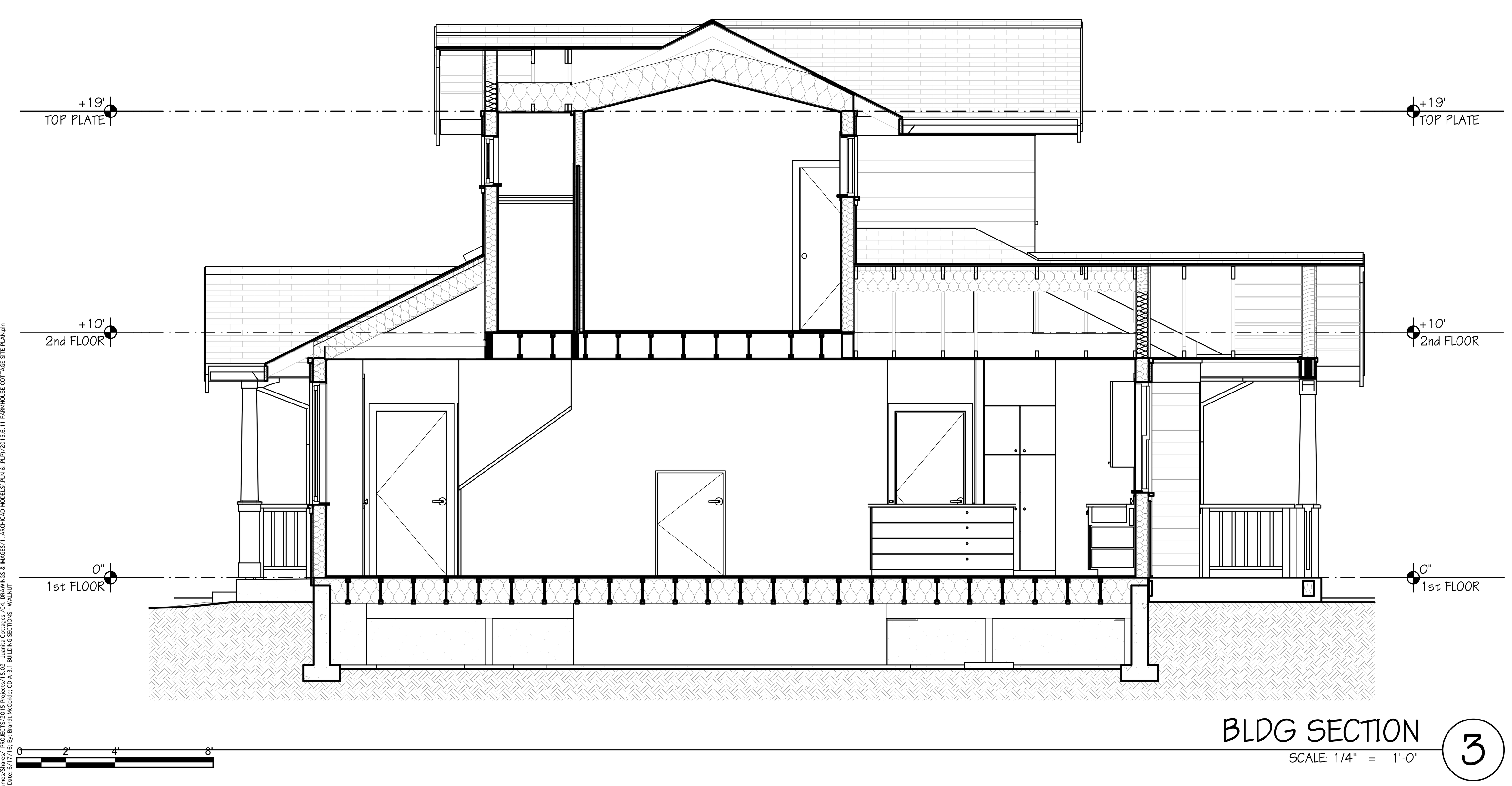

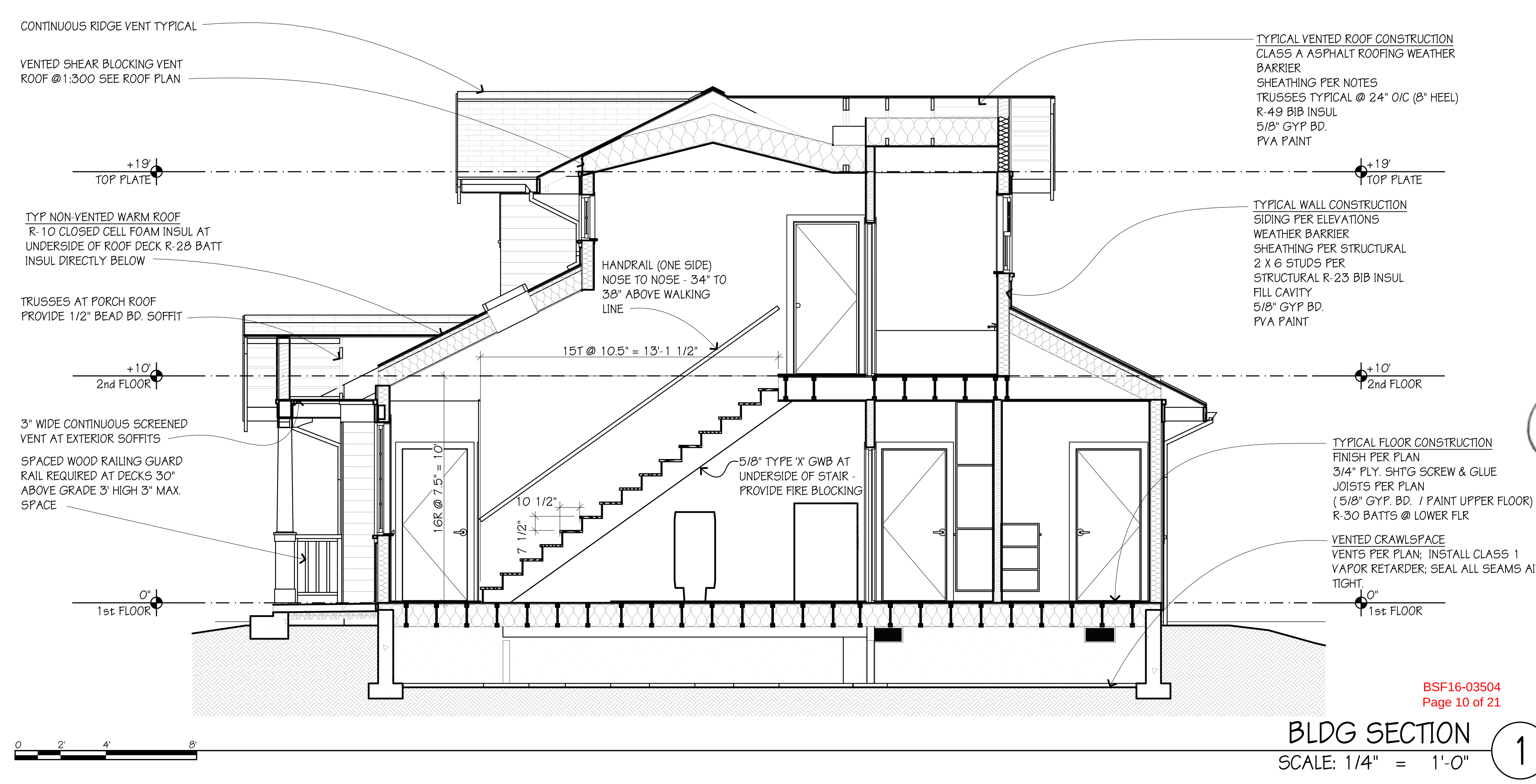

JUANITA FARMHOUSE COTTAGES

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5329 REGISTERED ARCHITECT
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STATE OF WASHINGTON

BUILDING SECTIONS - WALNUT

SHEET

A-3.1

BSF16-03504

ONLINE CERTIFICATIONS DIRECTORY

Design No. U334
BXUV.U334
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U334

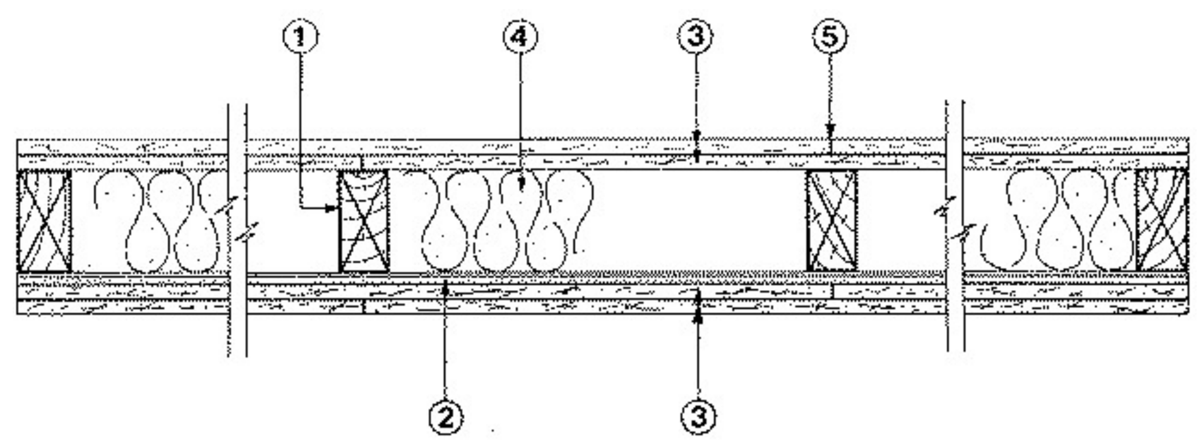
August 28, 2015

Bearing Wall Rating — 2 HR.

STC Rating - 62 (See Item 7)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



CGC INC — Types C, IP-X2, IPC-AR.

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC-C/A.

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C.

NATIONAL GYPSUM CO — Types eXP-C, FSK-C, FSW-C, FSW-G.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C or PG-C.

PANEL REY S A — Type PRC

THAI GYPSUM PRODUCTS PCL — Type C.

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR.

USG BORAL ZAWAWI DRYWALL L L C SFZ — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR.

4. **Batts and Blankets* —** Nom 2 in. thick mineral wool insulation, 96 in. long, cut to 15 in. widths, friction fitted between studs in wall cavity.

ROXUL INC — Type AFB

THERMAFIBER INC — Type SAFB.

4A.. **Batts and Blankets* —** Glass fiber insulation. The cavities formed by the studs friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide. See Batts and Blankets* (BZJZ) category for names of Classified Companies.

5. **Joint Tape and Compound —** Vinyl, dry or premixed joint compound, applied to joints, screw heads, and nail heads (two applications); paper tape embedded in first layer of compound over all joints.

6. **Caulking and Sealants —** (not shown, optional) A bead of acoustical sealant applied around the partition perimeter for sound control

7. **STC Rating —** The STC Rating of the wall assembly is 62 when it is constructed as described by Items 1 through 5, except:

    a. Item 2A, above — **Steel Framing Members*** Shall be used to attach wallboard to studs on either the acoustical source or receiving side of the wall assembly.

    b. Item 4a above — **Batts and Blankets*** As described above, fiberglass insulation shall be used.

    c. Item 6, above — **Caulking and Sealants** (not shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.

8. **Wall and Partition Facings and Accessories* —** (Optional, Not shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to

1. **Wood Studs —** Nom 2 by 4 in., spaced 16 in. OC. Studs cross braced at mid-height and effectively fire stopped at top and bottom of wall.

2. **Resilient Channel —** 25 MSG galv steel, nom 2-1/2 in. wide by 1/2 in. deep. Resilient channels placed perpendicular to studs, spaced vertically max 24 in. OC, flange portion attached to each intersecting stud with 1 in. long Type S steel screws.

3. **Gypsum Board* —** 5/8 in. thick, 4 ft wide. Attached to furring channels: base layer with 1 in. long Type S steel screws spaced max 24 in. OC, face layer with 1-5/8 in. long Type S steel screws spaced max 12 in. OC. Attached to wood studs: base layer with 1-7/8 in. long 6d coated nails spaced max 14 in. OC, face layer with 2-3/8 in. long 8d coated nails spaced max 7 in. OC. Base layers installed vertically. Face layers installed horizontally with butt joints offset 16 in. from base layers.

AMERICAN GYPSUM CO — Types AG-C

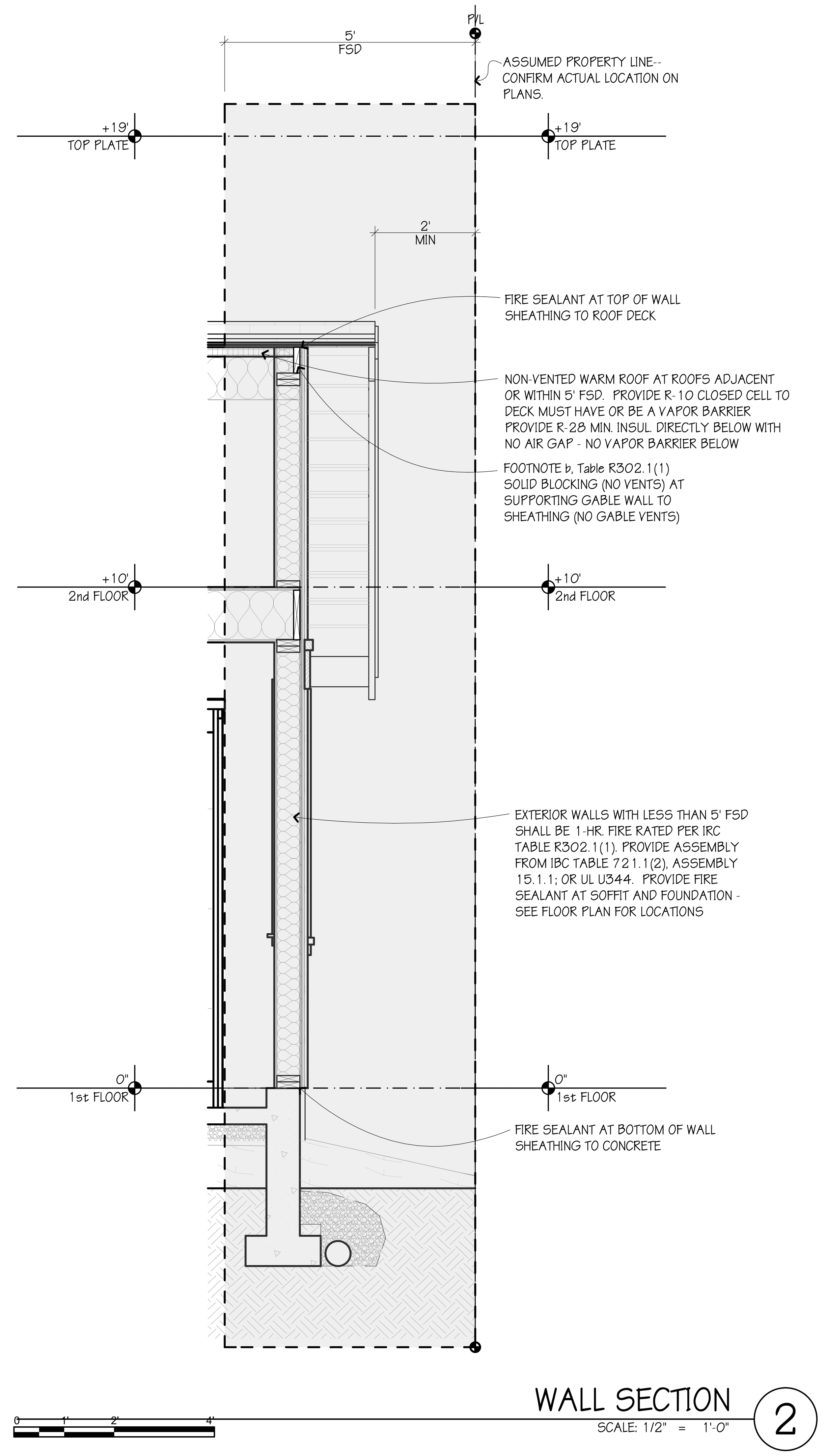
CERTAINTEED GYPSUM INC — Type C.

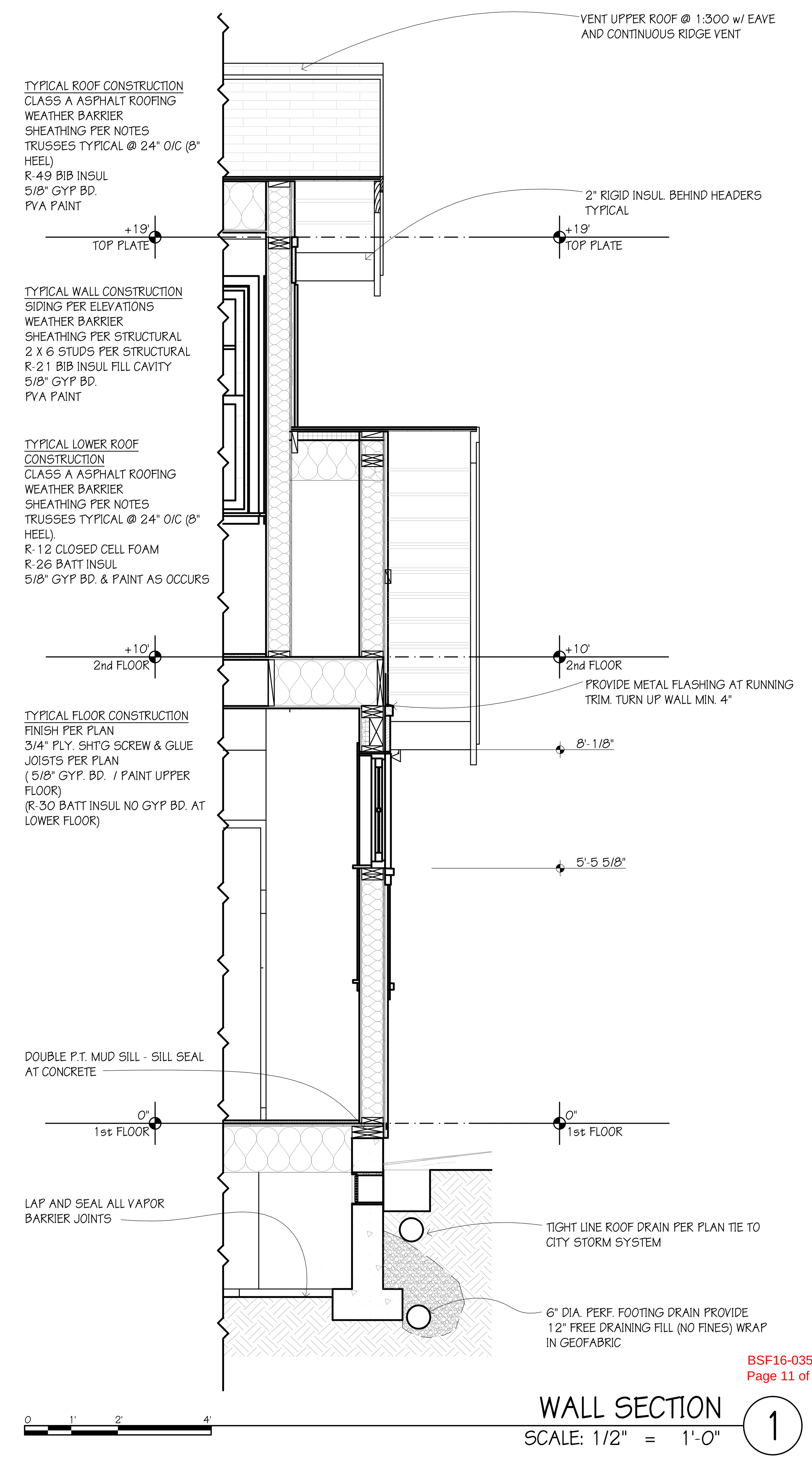
fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 and QR-510

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2015-08-28





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JUANITA FARMHOUSE COTTAGES
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KIRKLAND, WA 98034

PERMIT SET

JOB NO: 15.02

DATE: 5/5/2016

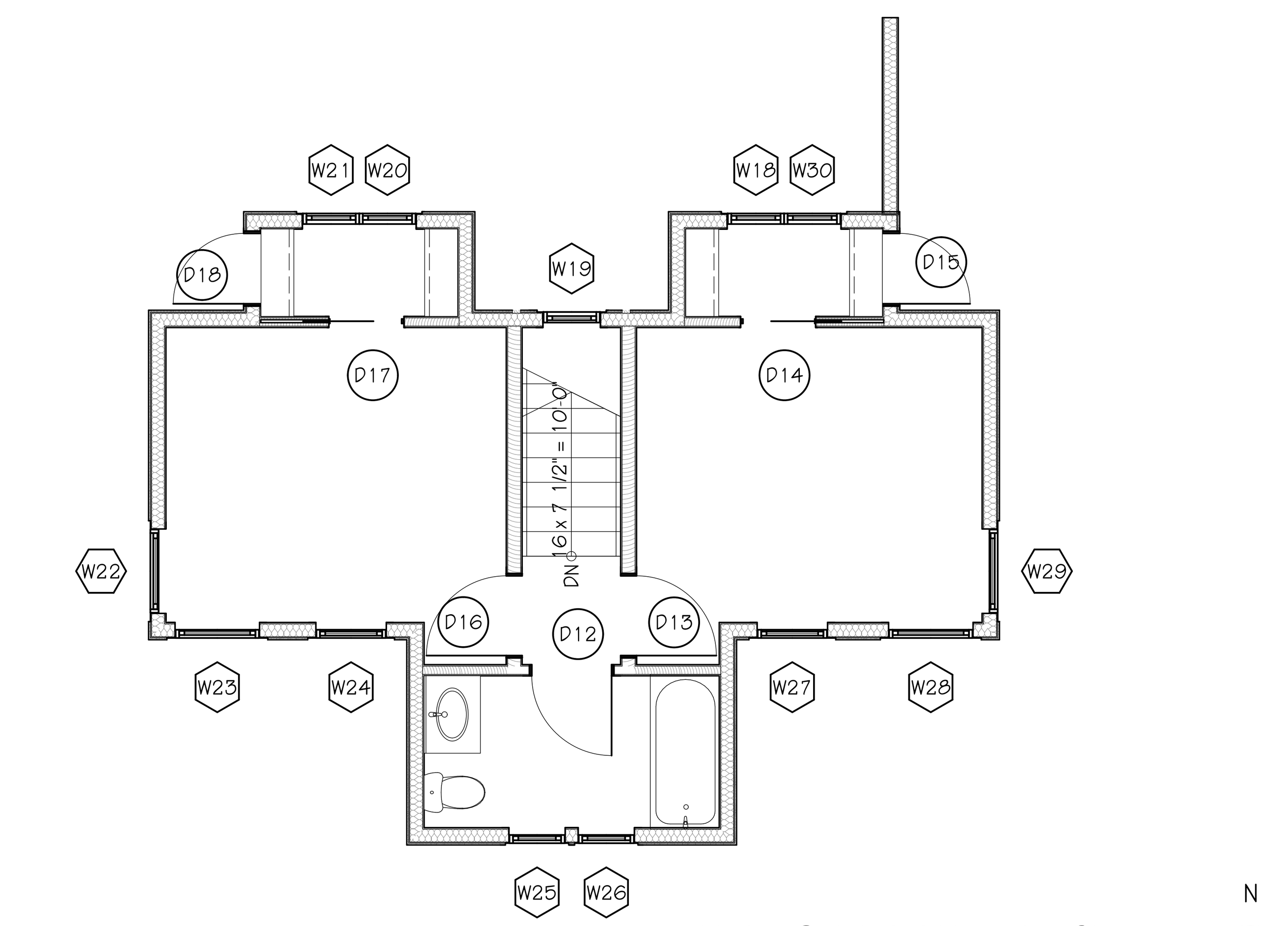
REVISIONS:

5329 REGISTERED ARCHITECT
GALEN C. PAGE
STATE OF WASHINGTON

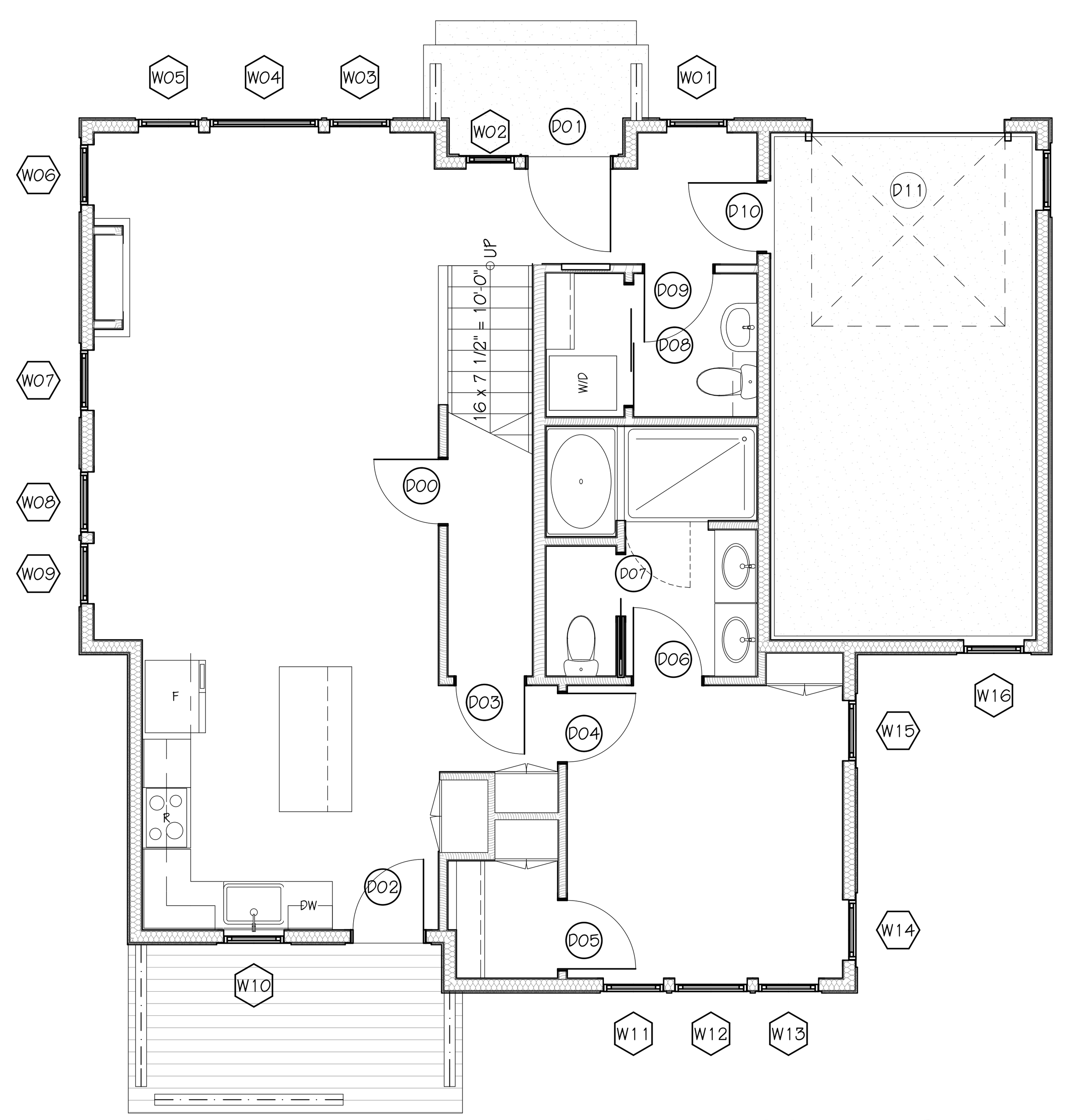
WALL SECTIONS - WALNUT

SHEET

A-3.2



SECOND FLOOR KEYPLAN
SCALE: 3/16" = 1'-0"



FIRST FLOOR KEYPLAN
SCALE: 3/16" = 1'-0"

WINDOW SCHEDULE											
ID	TYPE	SIZE		FRAME & SASH		GLASS	AREA (SF)	U-FACTOR	SHGC	MFR	NOTES/ REMARKS
		W	HT	MATERIAL	FINISH						
W18	FIXED	2'	2'	VINYL			4.13	0.28		JELD-WEN	
W19	FIXED	2'	2'	VINYL			4.13	0.28		JELD-WEN	
W20	FIXED	2'	2'	VINYL			4.13	0.28		JELD-WEN	
W21	FIXED	2'	2'	VINYL			4.13	0.28		JELD-WEN	
W22	SINGLE HUNG	2'-11 1/2"	4'-11 1/2"	VINYL			15.00	0.30		JELD-WEN	EGRESS, PROVIDE WOCD MEETING ASTM F 2090
W23	SINGLE HUNG	2'-11 1/2"	4'-11 1/2"	VINYL			15.00	0.30		JELD-WEN	EGRESS, PROVIDE WOCD MEETING ASTM F 2090
W24	FIXED	2'-5 1/2"	2'-5 1/2"	VINYL			6.25	0.28		JELD-WEN	
W25	SINGLE HUNG	1'-11 1/2"	3'-5 1/2"	VINYL		SAFETY	7.00	0.30		JELD-WEN	
W26	SINGLE HUNG	1'-11 1/2"	3'-5 1/2"	VINYL		SAFETY	7.00	0.30		JELD-WEN	
W27	FIXED	2'-5 1/2"	2'-5 1/2"	VINYL			6.25	0.28		JELD-WEN	
W28	SINGLE HUNG	2'-11 1/2"	4'-11 1/2"	VINYL			15.00	0.30		JELD-WEN	EGRESS, PROVIDE WOCD MEETING ASTM F 2090
W29	SINGLE HUNG	2'-11 1/2"	4'-11 1/2"	VINYL			15.00	0.30		JELD-WEN	EGRESS, PROVIDE WOCD MEETING ASTM F 2090
W30	FIXED	2'	2'	VINYL			4.13	0.28		JELD-WEN	
							107.15 sq ft				

NOTE: SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
ALL GLAZING IN WINDOWS SHALL COMPLY WITH IRC R308.1 THRU R308.4

WINDOW SCHEDULE - FIRST FLOOR											
ID	TYPE	SIZE		FRAME & SASH		GLASS	AREA (SF)	U-FACTOR	SHGC	MFR	NOTES/ REMARKS
		W	HT	MATERIAL	FINISH						
W01	SINGLE HUNG	2'-5 1/2"	4'-11 1/2"	VINYL		SAFETY GLAZING	12.50	0.30		JELD-WEN	
W02	FIXED	1'-11 1/2"	4'-11 1/2"	VINYL		SAFETY GLAZING	10.00	0.28		JELD-WEN	
W03	SINGLE HUNG	2'-5 1/2"	4'-11 1/2"	VINYL			12.50	0.30		JELD-WEN	
W04	FIXED	4'-5 1/2"	4'-11 1/2"	VINYL			22.50	0.30		JELD-WEN	
W05	SINGLE HUNG	2'-5 1/2"	4'-11 1/2"	VINYL			12.50	0.30		JELD-WEN	
W06	FIXED	2'-5 1/2"	2'-5 1/2"	VINYL			6.25	0.28		JELD-WEN	
W07	FIXED	2'-5 1/2"	2'-5 1/2"	VINYL			6.25	0.28		JELD-WEN	
W08	SINGLE HUNG	2'-5 1/2"	4'-11 1/2"	VINYL			12.50	0.30		JELD-WEN	
W09	SINGLE HUNG	2'-5 1/2"	4'-11 1/2"	VINYL			12.50	0.30		JELD-WEN	
W10	SINGLE HUNG	2'-5 1/2"	4'-5 1/2"	VINYL			11.25	0.30		JELD-WEN	
W11	SINGLE HUNG	2'-5 1/2"	4'-11 1/2"	VINYL		SAFETY GLAZING	12.50	0.30		JELD-WEN	
W12	SINGLE HUNG	2'-11 1/2"	4'-11 1/2"	VINYL			15.00	0.30		JELD-WEN	EGRESS
W13	SINGLE HUNG	2'-5 1/2"	4'-11 1/2"	VINYL			12.50	0.30		JELD-WEN	
W14	SINGLE HUNG	2'-5 1/2"	4'-11 1/2"	VINYL			12.50	0.30		JELD-WEN	
W15	SINGLE HUNG	2'-5 1/2"	4'-11 1/2"	VINYL			12.50	0.30		JELD-WEN	
W16	SINGLE HUNG	2'-5 1/2"	4'-11 1/2"	VINYL			12.50	0.30		JELD-WEN	
W17	SINGLE HUNG	2'-5 1/2"	4'-11 1/2"	VINYL			12.50	0.30		JELD-WEN	
							208.75 sq ft				

NOTE: SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
ALL GLAZING IN WINDOWS SHALL COMPLY WITH IRC R308.1 THRU R308.4

DOOR SCHEDULE														
ID	TYPE	OPERATION	DOOR PANEL					FRAME		HDW GRP	LOCK	U-FACTOR	MFR	NOTES/ REMARKS
			W	HT	DOOR MATL	FINISH	GLAZING	FRAME MATL	FINISH					
D00		SWING	2'-8"	4'-2"	WOOD			WOOD						ACCESS HATCH TO WH
D01		SWING	3'-6"	7'-10"	WOOD			WOOD				.30		
D02			3'	7'-10"	WOOD			WOOD				.30		
D03			2'-10"	6'-8"	WOOD			WOOD						
D04			2'-10"	6'-8"	WOOD			WOOD						
D05			2'-10"	6'-8"	WOOD			WOOD						
D06			2'-10"	6'-8"	WOOD			WOOD						
D07			2'-6"	6'-8"	WOOD			WOOD						
D08			5'	6'-8"	WOOD			WOOD				.30		
D09			2'-10"	6'-8"	WOOD			WOOD						
D10			2'-10"	6'-8"	WOOD			WOOD				.30		SC DR W/ WEATHERSEAL AND CLOSER
D11		OVERHEAD	8'	8'	WOOD			STEEL						
D12		SWING	2'-10"	6'-8"	WOOD			WOOD						
D13		SWING	2'-10"	6'-8"	WOOD			WOOD						
D14		POCKET DOOR	2'-6"	6'-8"	WOOD			WOOD						
D15		SWING	2'-6"	2'-6"	WOOD			WOOD				.30		ATTIC ACCESS DOOR
D16		SWING	2'-10"	6'-8"	WOOD			WOOD						
D17		POCKET DOOR	2'-6"	6'-8"	WOOD			WOOD						
D18		SWING	2'-6"	2'-6"	WOOD			WOOD				.30		ATTIC ACCESS DOOR

NOTE: SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
ALL GLAZING IN DOORS SHALL BE SAFETY GLASS AS REQ'D BY IRC R308.4.1

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JUANITA FARMHOUSE COTTAGES

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KIRKLAND, WA 98034

PERMIT SET

JOB NO: 15.02

DATE: 5/5/2016

REVISIONS:

5329 REGISTERED ARCHITECT
GALEN C. PAGE
STATE OF WASHINGTON

SCHEDULES - WALNUT

SHEET

A-10.0

01000 - GENERAL REQUIREMENTS

THE STRUCTURAL NOTES SUPPLEMENT THE PLANS AND SPECIFICATIONS. ANY DISCREPANCY FOUND BETWEEN THE DRAWINGS, NOTES, SPECIFICATIONS, SITE CONDITIONS, AND ARCHITECTURAL PLANS SHALL BE REPORTED TO THE ARCHITECT WHO SHALL CORRECT THE DISCREPANCY IN WRITING. ANY WORK COMPLETED AFTER DISCOVERY OF THE DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK. REFER TO ARCHITECTURAL PLANS FOR OPENINGS, ARCHITECTURAL TREATMENTS, AND DIMENSIONS NOT SHOWN. CONSULT MECHANICAL PLANS FOR DUCTS, PIPES, ETC. NOT SHOWN.

THE CONTRACTOR SHALL PROVIDE BRACING AND SUPPORT REQUIRED FOR TEMPORARY CONSTRUCTION LOADS AND FOR STRUCTURAL COMPONENTS AS REQUIRED DURING ERECTION. BACKFILL BEHIND WALLS SHALL NOT BE PLACED UNTIL THE WALLS ARE PROPERLY SUPPORTED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK INCLUDING BUT NOT LIMITED TO EXCAVATION, SHORING, AND OTHER WORK WITH ALL UTILITIES AND ADJACENT PROPERTIES. CALL THE UTILITY LOCATE SERVICE PRIOR TO ANY WORK AT 1-800-424-5555.

01001 - CODE REQUIREMENTS

ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2012 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE LOCAL JURISDICTION.

01003 - DESIGN LIVE LOADS / DATA

DEAD LOADS:

ACTUAL WEIGHT OF MATERIALS OF CONSTRUCTION AND PERMANENT EQUIPMENT.

FLOOR LIVE LOADS:		
FLOORS (RESIDENTIAL)		40 PSF
ROOF LIVE LOADS:		
ROOF SNOW LOAD (PER SEAW, SNOW LOAD ANALYSIS FOR WASHINGTON, 2ND EDITION)		25 psf
SNOW LOAD DESIGN DATA:		
Pg = 20 PSF, Pf = 20 PSF, Ce = 0.9, Is = 1.0, Ct = 1.0		
WIND DESIGN DATA:		
BASIC WIND SPEED		110 MPH (3-SECOND GUST)
WIND IMPORTANCE FACTOR		Iw = 1.0
WIND EXPOSURE		EXPOSURE B
TOPOGRAPHIC FACTOR		Kzt = 1.00
INTERNAL PRESSURE COEFFICIENT		GCpi = ± 0.18
COMPONENT & CLADDING WIND PRESSURE		P(C) = 25 PSF
EARTHQUAKE DESIGN DATA:		
SEISMIC IMPORTANCE FACTOR		Ie = 1.0
OCCUPANCY CATEGORY		II
SPECTRAL RESPONSE ACCELERATIONS	Ss = 1.25	S1 = 0.48
SITE CLASS		D
SPECTRAL RESPONSE COEFFICIENTS	SDS = 0.84	SD1 = 0.49
SEISMIC DESIGN CATEGORY		D
BASIC FORCE RESISTING SYSTEM		
- WOOD LEVELS - BEARING WALL SYSTEM		
- CONCRETE LEVELS - BUILDING FRAME SYSTEM		
RESPONSE MODIFICATION FACTOR		
- WOOD LEVELS	R = 6.5	Cs = 0.128
ANALYSIS PROCEDURE		
- EQUIVALENT LATERAL FORCE PROCEDURE		

01004 - GEOTECHNICAL INVESTIGATION

EARTHWORK AND FOUNDATIONS SHALL BE CONSISTENT WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS. ALL FOUNDATIONS SHALL BE FOUNDED ON COMPETENT NATIVE MATERIAL OR BY OTHER MEANS AS DEFINED BY THE GEOTECHNICAL ENGINEER.

SEE THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRA ASSOCIATES DATED OCTOBER 17, 2014. FOUNDATIONS SHALL BE SUPPORTED ON SPREAD FOOTINGS. ALLOWABLE BEARING CAPACITY IS 2,500 PSF.

DESIGN PARAMETERS ARE AS FOLLOWS:

ACTIVE EARTH PRESSURE (YIELDING)	35 PCF
ACTIVE EARTH PRESSURE (AT-REST)	35PCF + 100PSF
PASSIVE EARTH PRESSURE	300PCF (ALLOWABLE)
COEFFICIENT OF FRICTION	0.35 (ALLOWABLE)
SOIL PROFILE	SITE CLASS D

ALL FOUNDATION INSTALLATIONS SHALL BE SUBJECT TO APPROVAL OF THE GEOTECHNICAL ENGINEER.

01005 - REQUIRED SUBMITTAL PROCEDURES

THE CONTRACTOR SHALL PROVIDE THE FOLLOWING SUBMITTALS TO THE ENGINEER OF RECORD FOR APPROVAL FOUR WEEKS PRIOR TO POUR OF CONCRETE OR FABRICATION.

PRE ENGINEERED STRUCTURAL COMPONENTS:

CALCULATIONS BEARING THE SEAL AND SIGNATURE OF A LICENSED WASHINGTON STATE STRUCTURAL ENGINEER SHALL BE SUBMITTED FOR PREFABRICATED PLATED WOOD TRUSSES, HOLLOW CORE PLANKS .

SHOP DRAWINGS:

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. IF SHOP DRAWINGS DIFFER FROM THE APPROVED DESIGN DRAWINGS, NEW DESIGN DRAWINGS BEARING THE SEAL AND SIGNATURE OF A LICENSED WASHINGTON STATE STRUCTURAL ENGINEER SHALL BE SUBMITTED ALONG WITH THE SHOP DRAWINGS TO THE APPROPRIATE JURISDICTION FOR APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS ARE REQUIRED FOR: MASONRY AND CONCRETE REINFORCEMENT, STRUCTURAL STEEL, GLUED LAMINATED BEAMS, MANUFACTURED WOOD BEAMS, MANUFACTURED WOOD JOIST, PREFABRICATED WOOD TRUSSES, HOLLOW CORE PLANKS, AND SHEAR PANELS.

CONCRETE MIX DESIGN:

RE: SECTION 03100

WELDING PROCEDURE SPECIFICATIONS:

RE: SECTION 06600

CALCULATIONS BEARING THE SEAL AND SIGNATURE OF A LICENSED STATE OF WASHINGTON STRUCTURAL ENGINEER SHALL BE SUBMITTED ALONG WITH THE SHOP DRAWINGS FOR PREFABRICATED WOOD TRUSSES.

01006 - CODE REQUIRED SPECIAL INSPECTIONS

THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT. IN ADDITION TO INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT, THE OWNER OR A REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS FOR ITEMS NOTED IN IBC SECTION 1704 WHICH ARE SUMMARIZED IN THE SPECIAL INSPECTION SCHEDULE ON SHEET S1.01.

THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON EMPLOYED BY AN APPROVED AGENCY. THE SPECIAL INSPECTOR SHALL KEEP RECORDS OF INSPECTIONS AND FURNISH THEM TO THE BUILDING OFFICIAL AND THE ENGINEER OF RECORD ON A REGULAR BASIS. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND THE CORRECTION OF ANY DISCREPANCIES SHALL BE PROVIDED PRIOR TO COMPLETION OF BUILDING FINISHES. WHERE FABRICATION OF STRUCTURAL COMPONENTS AND ASSEMBLES IS BEING PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP, SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE REQUIRED EXCEPT HERE THE FABRICATOR IS REGISTERED AND APPROVED TO DO SUCH WORK WITHOUT SPECIAL INSPECTION IN ACCORDANCE WITH IBC SECTION 1704.2.2. PERIODIC INSPECTION ALLOWS INSPECTION AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS. CONTINUOUS SPECIAL INSPECTION REQUIRES THAT THE INSPECTOR BE ONSITE AT ALL TIMES THAT WORK REQUIRING SPECIAL INSPECTION IS PERFORMED.

01007 - STRUCTURAL OBSERVATION SERVICES

STRUCTURAL OBSERVATION IS NOT REQUIRED.

01008 - CONTRACTORS RESPONSIBILITY

EACH CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND- OR SEISMIC-RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS (SECTION 01006) SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING:

1. ACKNOWLEDGMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS;
2. ACKNOWLEDGMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL;
3. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF THE REPORTS; AND
4. IDENTIFICATION AND QUALIFICATIONS OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITIONS(S) IN THE ORGANIZATION.

02000 - SITE CONSTRUCTION

ALL SITE CONSTRUCTION SHALL BE CONSISTENT WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS AS NOTED IN THE GEOTECHNICAL ENGINEERING REPORT (SEE SECTION 01004) AND IN SUBSEQUENT DIRECTIVES.

02002 - EXCAVATION SUPPORT AND PROTECTION

EXCAVATION FOR FOUNDATIONS SHALL BE PER PLAN TO COMPETENT NATIVE MATERIAL PER THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS. OVER EXCAVATED AREAS SHALL BE BACKFILLED WITH LEAN CONCRETE OR PER GEOTECHNICAL RECOMMENDATIONS AT THE CONTRACTOR'S EXPENSE.

EXCAVATION SLOPES SHALL BE SAFE AND SHALL NOT BE GREATER THAN THE LIMITS SPECIFIED BY LOCAL, STATE, AND NATIONAL SAFETY REGULATIONS.

INSTALLATION OF CONSTRUCTION SHORING, IF REQUIRED, SHALL BE PER THE SHORING DRAWINGS, NOTES, AND SPECIFICATIONS.

02003 - BACKFILL AND COMPACTION

BACKFILL SHALL NOT BE PLACED UNTIL THE REMOVAL OF FORMWORK AND DEBRIS. DO NOT BACKFILL WALLS UNTIL PROPERLY SUPPORTED. ALL BACKFILL MATERIAL AND PLACEMENT PROCEDURES SHALL BE CONSISTENT WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS.

03001 - REINFORCING STEEL

REINFORCING STEEL DETAILING, FABRICATION, AND PLACEMENT SHALL BE PER ACI 318-11. REINFORCING STEEL SHALL MEET THE FOLLOWING REQUIREMENTS:

ASTM A-615 DEFORMED BARS GRADE 40 (fy=40 KSI) FOR #3 BARS ONLY

ASTM A-615 DEFORMED BARS GRADE 60 (fy=60 KSI) FOR #4 BARS AND LARGER

ASTM A-706 DEFORMED BARS GRADE 60 (fy=60 KSI) FOR ALL WELDABLE BARS

ASTM A-185 SMOOTH BAR (fy=60 KSI) FOR WELDED WIRE FABRIC.

REINFORCING FOR SLABS ON GRADE SHALL BE 6X6 W1.4XW1.4 WELDED WIRE FABRIC UNLESS NOTED OTHERWISE. PROVIDE LAP SPLICES PER THE LAP SPLICE SCHEDULE ON SHEET S6.1. REINFORCING STEEL AT ALL WALLS, SLABS, AND FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS ELSE CORNER BARS SHALL BE PROVIDED.

COVER REQUIREMENTS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH	
ALL BAR SIZES	3"
FORMED SURFACE EXPOSED TO EARTH OR WEATHER	
#6 AND LARGER	2"
#5 AND SMALLER	1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER	
WALLS AND JOISTS	
#14 AND #18 BARS	1 1/2"
#11 BARS AND SMALLER	3/4"
SLABS AND JOISTS	
#14 AND #18 BARS	1 1/2"
#11 BARS AND SMALLER	1"
BEAMS, COLUMNS	
PRIMARY REINFORCEMENT	1 1/2"
TIES, STIRRUPS, AND SPIRALS	1 1/2"

REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SECURED IN PLACE PRIOR TO CONCRETE PLACEMENT. REINFORCING STEEL SHALL NOT BE FIELD BENT EXCEPT AS NOTED IN THE DESIGN DRAWINGS. WELDING OF REINFORCING STEEL SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD EXCEPT AS NOTED ON THE DESIGN DRAWINGS.

03002 - CONCRETE REHABILITATION

CONTRACTOR SHALL MAKE AN ALLOWANCE TO PROVIDE FOR CONCRETE REHABILITATION INCLUDING, BUT NOT LIMITED TO, CONCRETE SACKING, PATCHING, REPAIR, SEALING, AND CRACK INJECTION. EXPOSED CONCRETE SHALL BE FINISHED PER ARCHITECT.

03003 - CUTTING AND PATCHING

SPECIAL PROCEDURES FOR CUTTING AND PATCHING SHALL BE VERIFIED WITH THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL TRADES SUCH THAT WORK COMPLIES WITH THE SPECIAL PROCEDURES. THE CONTRACTOR SHALL MAKE AN ALLOWANCE FOR ALL CUTTING AND PATCHING.

03100 - CAST-IN-PLACE CONCRETE

CONCRETE CONSTRUCTION SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE STANDARD ACI 318-11 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".

CEMENT AND CONCRETE SHALL CONFORM TO IBC SECTION 1903. ADMIXTURES SHALL BE APPROVED BY THE ENGINEER OF RECORD AND SHALL COMPLY WITH ACI 318-11 SECTION 3.6. CONCRETE EXPOSED TO FREEZING AND THAWING SHALL HAVE AN AIR ENTRAINING ADMIXTURE CONFORMING TO IBC SECTION 1904.2. THE USE OF WATER SOLUBLE CHLORIDE ION SHALL NOT BE USED.

THE CONTRACTOR SHALL SUBMIT MIX DESIGNS TO ENGINEER OF RECORD FOR APPROVAL FOUR WEEKS PRIOR TO PLACING CONCRETE. MIX DESIGNS SHALL BE REVIEWED FOR CONFORMANCE TO IBC SECTIONS 1904 AND 1905.

CONCRETE MIX DESIGNS SHALL MEET THE FOLLOWING REQUIREMENTS: (1) 28 DAY STRENGTH f'c [PSI] (2) MAX. WATER / CEMENT RATIO (3) MAX. SLUMP [IN] (4) AIR ENTRAINMENT [%] (5) SPECIAL INSPECTION REQUIRED (6) MIN. 90 LB SACKS OF CEMENT (7) LOCATION AND APPLICATION.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
2500	0.50	4 ± 1	0 ± 1	NO		INTERIOR SLAB ON GRADE
2500	0.45	4 ± 1	5 ± 1	NO		EXTERIOR SLAB ON GRADE
3000	0.58	5 ± 1	0 ± 1	YES		FOOTINGS
3000	0.50	5 ± 1	0 ± 1	YES		ALL OTHER CONCRETE

SPECIAL INSPECTION NOT REQUIRED AS DESIGN HAS UTILTIED f'c LESS THAN 2500 PSI.

CHAMFER ALL EXPOSED CORNERS PER THE ARCHITECTURAL PLANS OR ¾ INCH IF NOT SPECIFIED BY THE ARCHITECT.

03101 - CONCRETE WALL REINFORCING

PLACE TWO HORIZONTAL #5 BARS AT EACH FLOOR LEVEL OR TOP OF WALL ELEVATION. PROVIDE CORNER BARS TO MATCH HORIZONTAL REINFORCEMENT AT EACH WALL CORNER AND INTERSECTION. PROVIDE TWO VERTICAL #5 BARS AT EACH WALL CORNER AND INTERSECTION. AT ALL WALL OPENINGS PROVIDE TWO #5 BARS OVER, UNDER, AND AT THE SIDES OF THE OPENINGS. EXTEND THE HORIZONTAL BARS THE LAP SPLICE DISTANCE PAST THE OPENING OR EXTEND AS FAR AS POSSIBLE AND HOOK. PROVIDE ONE #5 BAR BY 4'-0" LONG DIAGONALLY AT EACH CORNER OF THE WALL OPENING. ALL CONCRETE SHALL BE PLACED AND CONSOLIDATED WALLS SHALL BE REINFORCED PER SCHEDULE BELOW U.N.O.:

WALL THICKNESS	HORIZONTAL	VERTICAL	LOCATION
6"	#4 @ 14" OC	#5 @ 18" OC	CENTERLINE
8"	#4 @ 10" OC	#5 @ 15" OC	CENTERLINE

03120 CONCRETE - DURABILITY REQUIREMENTS (RESIDENTIAL)

PURSUANT TO THE PROVISIONS OF IBC 2012 SECTION 1904.2; THE FOLLOWING MINIMUM CONCRETE STRENGTH CONDITIONS SHALL APPLY TO GROUP R OCCUPANCIES LESS THAN FOUR STORIES ABOVE GRADE:

TYPE OF CONSTRUCTION	NEGLIGIBLE EXP	MODERATE EXP	SEVERE EXP
BASEMENT WALLS AND FOUNDATIONS	2500	2500	2500
INTERIOR SLABS	2500	2500	2500
BASEMENT/FOUNDATION/EXTERIOR WALL	2500	3000	3000
GARAGE/FLAT EXPOSED SLABS	2500	3000	3500

03206 CONTROL OF CRACKS IN CONCRETE

UNDER NORMAL CONDITIONS AND FOR CONVENTIONAL BUILDINGS REINFORCED CONCRETE AND POST TENSIONED CONCRETE DEVELOPS CRACKS. CRACKS ARE DUE TO INHERENT SHRINKAGE OF CONCRETE, CREEP, AND THE RESTRAINING EFFECTS OF WALLS AND OTHER STRUCTURAL ELEMENTS.

CRACKS THAT FORM ARE NORMALLY COSMETIC. CRACKED CONCRETE MAINTAINS SERVICEABILITY AND STRENGTH CAPABILITIES. AMID UN-BONDED TENDONS IN POST TENSIONED CONCRETE, IT IS POSSIBLE THAT A NUMBER OF MICRO CRACKS, WHICH NORMALLY SPREAD OVER A WIDE AREA, WILL INTEGRATE INTO A SINGLE CRACK THAT EXCEEDS .01 INCH IN WIDTH. MOST OF SUCH CRACKS DEVELOP WITHIN TWO YEARS OF CONCRETE PLACEMENT. CRACKS IN EXCESS OF .01 INCH MAY REQUIRE PRESSURE INJECTION EPOXY REPAIR.

SPECIAL EFFORT IS MADE TO REDUCE CRACK POTENTIAL BY INTRODUCING RELEASE AND CONTROL JOINTS TO ALLOW MOVEMENT OF THE CONCRETE. IT SHALL BE EMPHASIZED THAT IT IS NOT PRACTICAL TO PROVIDE TOTAL ARTICULATION AT CONCRETE JOINTS AND THEREBY ACHIEVE COMPLETE INHIBITION OF CRACKS.

06100: ROUGH FRAMING

SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU (WCLIB) "GRADING AND DRESSING RULES" NO. 17 LATEST EDITION. SAWN LUMBER SHALL BE S4S AND SURFACED DRIED, 19 PERCENT MAXIMUM MOISTURE CONTENT. PROTECT LUMBER FROM WEATHER AND PROVIDE FURTHER DRYING OF ASSEMBLED FRAMING TO MINIMIZE WOOD SHRINKAGE POTENTIAL. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED U.N.O. PER PLAN. LUMBER SPECIES, GRADE, AND PROPERTIES FOR EACH USE/LOCATION SHALL BE AS FOLLOWS U.N.O. PER PLAN/SCHEDULE:

USE / LOCATION	SPECIES	GRADE	Fb (PSI)	Fv (PSI)	Fcp (PSI)	Fc (PSI)	E (PSI)
WALL STUDS / BLOCKING							
2X, 3X	HEM-FIR	STUD	675	150	405	800	1.2E6
4" WIDE	SPRUCE-PINE-FIR	STUD	675	150	425	725	1.2E6
2X, 3X	HEM-FIR	No. 2	850	150	405	1300	1.3E6
4" WIDE	SPRUCE-PINE-FIR	No. 2	875	150	425	1150	1.4E6
WALL PLATES							
2X4, 3X4	HEM-FIR	STUD	675	150	405	800	1.2E6
	SPRUCE-PINE-FIR	STUD	675	150	425	725	1.2E6
2X6, 3X6	HEM-FIR	No. 2	850	150	405	1300	1.3E6
	SPRUCE-PINE-FIR	No. 2	875	150	425	1150	1.4E6
JOISTS							
2X, 3X	HEM-FIR	No. 2	850	150	405	1300	1.3E6
	SPRUCE-PINE-FIR	No. 2	875	150	425	1150	1.4E6
LEDGERS							
2X, 3X	DOUG FIR-LARCH	No. 2	900	180	625	1350	1.6E6
4X	DOUG FIR-LARCH	No. 1	1000	180	625	1500	1.7E6
BEAMS AND POSTS							
4X	DOUG FIR-LARCH	No. 2	900	180	625	1350	1.6E6
6X	DOUG FIR-LARCH	No. 1	1200	170	625	1000	1.6E6

06300 FRAMING NOTES

FRAMING CONNECTORS, ACCESSORIES, AND FASTENERS AS NOTED IN THE PLANS AND DETAILS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE OR HILTI. EQUIVALENT HARDWARE MAY BE USED WITH PRIOR APPROVED BY ENGINEER OF RECORD. INSTALL ALL HARDWARE PER MANUFACTURERS' SPECIFICATIONS. WHERE STRAPS CONNECT TWO MEMBERS TOGETHER, PLACE HALF OF THE REQUIRED FASTENERS INTO EACH MEMBER. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. SEE SECTION 6100 FOR FASTENER REQUIREMENTS AT TREATED LUMBER. TYPICAL NAILING NOT SHOWN PER PLAN, DETAIL, OR SCHEDULE SHALL CONFORM TO FASTENING SCHEDULE PER IBC TABLE 2304.9.1.

NAILS SHALL BE COMMON UNLESS NOTED OTHERWISE COMMON NAIL DIMENSIONS ARE AS FOLLOWS:

NAIL SIZE	DIAMETER	LENGTH
8d	0.131"	2.5"
10d	0.148"	3.0"
12d	0.148"	3.25"
16d	0.162"	3.5"

UNLESS NOTED OTHERWISE PER SHEARWALL SCHEDULE OR PLANS, ANCHOR BOLTS AT SILL PLATES SHALL BE 5/8 INCH DIAMETER WITH 7 INCHES MINIMUM EMBEDMENT INTO CONCRETE AND SHALL BE SPACED NOT MORE THAN 4 FEET APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES NOR LESS THAN 4.5 INCHES FROM EACH END OF THE PIECE. A 3"X3"X1/4" PLATE WASHER SHALL BE PROVIDED FOR ALL ANCHOR BOLTS (COUNTERSUNK PLATE WASHERS SHALL NOT BE ALLOWED).

06400 JOIST AND BEAM HANGERS

JOIST AND BEAM HANGERS AS NOTED IN THE PLANS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE. EQUIVALENT HARDWARE MAY BE USED WITH PRIOR APPROVED BY ENGINEER OF RECORD. JOIST AND BEAM HANGERS SHALL BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS AND SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE PER PLANS OR DETAILS:

MEMBER SIZE	HANGERS
SAWN LUMBER	"U" SERIES TO MATCH LUMBER SIZE

06500 WOOD SHEATHING

STRUCTURAL WOOD SHEATHING PANELS SHALL HAVE APA GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. WOOD SHEATHING PANELS SHALL BE C-D INT APA WITH EXTERIOR GLUE (CDX). ORIENTED STRAND BOARD (OSB) PANELS SHALL BE EXPOSURE 1. PANELS SHALL HAVE THE FOLLOWING THICKNESS, SPAN RATING, AND FASTENING UNLESS NOTED OTHERWISE PER PLAN:

		EDGE	FIELD
ROOF:	5/8" 40/20 C-D APA CDX	8d AT 6"	8d AT 12"
EXTERIOR WALLS:	15/32" APA RATED	10d AT 6"	10d AT 12"
SHEARWALLS:	15/32" APA RATED	RE: PLAN AND SCHED.	RE: PLAN AND SCHED.
FLOORS:	3/4" 48/24 C-D APA CDX	10d AT 6"	10d AT 12"

ALL ROOF SHEATHING PANELS SHALL BE INSTALLED FACE GRAIN PERPENDICULAR TO SUPPORTS AND IN A STAGGERED PATTERN UNLESS NOTED OTHERWISE PER PLAN. BLOCKING AT INTERMEDIATE FLOOR AND ROOF SHEATHING JOINTS SHALL NOT BE REQUIRED UNLESS NOTED OTHERWISE PER PLAN. SHEARWALL SHEATHING SHALL BE BLOCKED AT ALL EDGES WITH 2X OR 3X FRAMING PER SHEARWALL SCHEDULE.

06600 SHOP FABRICATED METAL PLATE CONNECTED WOOD TRUSSES

City of Kirkland
Reviewed by T Elder
06/23/2016

PREMANUFACTURED METAL-PLATE-CONNECTED WOOD TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH IBC SECTION 2303.4 TRUSSES, AND THE TRUSS PLATE INSTITUTE ANSI/TPI 1-2007 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION". A TRUSS SUBMITTAL PACKAGE SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION PER THE REQUIREMENTS OF IBC 2303.4.2. THE TRUSS DESIGN DRAWINGS SHALL BEAR THE STAMP AND SEAL OF A REGISTERED STATE OF WASHINGTON PROFESSIONAL ENGINEER.

DESIGN FOR THE SPANS, LOADS, SHAPES, BEARING POINTS, INTERSECTIONS, HIPS AND VALLEYS, OVER-FRAMING, BLOCKING PANELS AND ALL CONDITIONS SHOWN ON THE PLANS. THE DESIGN LOADS AND DEFLECTION CHRITERIA SHALL BE AS FOLLOWS:

TOP CHORD LOADS		
TOP CHORD LIVE LOAD:		25 PSF
TOP CHORD DEAD LOAD:		9 PSF
TOP CHORD GROSS WIND UPLIFT:		
	OVERHANGS AT CORNERS	33.2 PSF
	CORNERS	25.0 PSF
	OVERHANGS AT EDGES	19.8 PSF
	EDGES	16.9 PSF
	FIELD	9.5 PSF
TOP CHORD GROSS WIND PRESSURE:		
	FIELD	22.6 PSF
BOTTOM CHORD LOADS		
BOTTOM CHORD DEAD LOAD:		5 PSF
DEFLECTION LIMITATIONS		
LIVE LOAD DEFLECTION		L/360
TOTAL LOAD DEFLECTION		L/240

PROVIDE ALL TRUSS-TO-TRUSS CONNECTION DETAILS INCLUDING BLOCKING PANELS AND REQUIRED MATERIALS. PROVIDE EACH TRUSS WITH THE STRUCTURAL BUILDING COMPONENT (SBCA) TAGS FOR BEARING LOCATIONS, PERMANENT BRACING LOCATIONS ETC.. THE TRUSS DESIGNER SHALL SPECIFY ALL PERMANENT BRACING LOCATIONS & TRUSS REACTIONS ON THE TRUSS DESIGN DRAWINGS.

STORE, INSTALL & BRACE TRUSSES IN ACCORDANCE WITH WTCA/TPI (SBCA) BUILDING COMPONENT SAFETY INFORMATION (BCSI) "GUIDE TO GOOD PPRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL-PLATED-WOOD TRUSSES" & BCSI B1 THROUGH B11 QUICK REFERENCES. THE CONTRACTOR SHALL INSTALL ALL TEMPORARY BRACING; SEE BCSI-2 FOR TYPICAL TEMPORARY BRACING REQUIREMENTS.

THE CONTRACTOR SHALL INSTALL ALL PERMANENT BRACING AS INDICATED ON THE TRUSS DESIGN DRAWINGS AND PLANS. REFERENCE BCSI-B3 FOR TYPICAL PERMANENT BRACING REQUIREMENTS U.N.O.

MINIMUM BEARING FOR TRUSSES SHALL BE 3 ½". SECURE TRUSSES TO TOP PLATE WITH (2) -.148X3" TOENAILED, ONE EACH SIDE. AS A MINIMUM PROVIDE H2.5A HURRICANE CLIP AT EACH SUPPORT OF TRUSS.

06700 STRUCTURAL GLUED LAMINATED TIMBER

GLUED LAMINATED MEMBERS SHALL HAVE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) IDENTIFICATION MARK. EXPOSED MEMBERS SHALL RECEIVE ONE COAT OF END SEALER APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. SHOP DRAWINGS SHALL BE SUBMITTED PER THE REQUIREMENTS OF SECTION 1005. DESIGN MATERIAL PROPERTIES SHALL BE AS FOLLOWS:

USE	COMBINATION SYMBOL	SPECIES
SIMPLE SPAN BEAM	24F-V4	DF/DF
CONTINUOUS BEAM	24F-V8	DF/DF
CANTILEVER BEAM	24F-V8	DF/DF

UNEXPOSED GLUED LAMINATED TIMBER SHALL BE INDUSTRIAL GRADE. TYPICAL, UNLESS NOTED OTHERWISE. EXPOSED GLUED LAMINATED TIMBER SHALL BE APPEARANCE CLASS PER ARCHITECT.

06800 STRUCTURAL COMPOSITE LUMBER (SCL)

STRUCTURAL COMPOSITE LUMBER SHALL CONFORM TO ALL PERTINENT PROVISIONS OF ASTM D5456 AND SHALL BE THE SIZE AND TYPE SHOWN ON THE DRAWINGS AS MANUFACTURED BY ILEVEL TRUS JOIST OR APPROVED EQUAL. STORAGE, ERECTION, AND INSTALLATION SHALL BE PER MANUFACTURER SPECIFICATIONS. ALL MEMBERS SHALL NOT HAVE NOTCHES OR DRILLED HOLES WITHOUT PRIOR ENGINEER OF RECORD APPROVAL. SHOP DRAWINGS SHALL BE SUBMITTED PER THE REQUIREMENTS OF SECTION 1005. ALLOWABLE DESIGN MATERIAL PROPERTIES SHALL BE AS FOLLOWS (ALL UNITS ARE IN PSI):

ORIENTATION	Fb	Fv	Fc(perp)	Fc	E
TIMBERSTRAND LAMINATED STRAND LUMBER (LSL)					
COLUMN	1700	400	680	1400	1,300,000
PLANK	1900	150	435	1400	1,300,000
BEAM	2325	310	800	2050	1,550,000
RIM	2325	310	800	2050	1,550,000
MICROLLAM LAMINATED VENEER LUMBER (LVL)					
BEAM	2600	285	2510	2510	1,900,000
PARALLAM PARALLEL STRAND LUMBER (PSL)					
COLUMN	2400	NA	NA	2500	1,800,000
BEAM	2900	290	750	2900	2,000,000

06910 SHRINKAGE OF WOOD FRAMING

SHRINKAGE IN WOOD FRAMING IS DUE TO LOSS OF MOISTURE CONTENT AND TO COMPRESSION OF ASSEMBLIES OF WOOD COMPONENTS. PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS AS WELL AS EXTERIOR FINISHES SHALL BE DESIGNED AND BUILT TO ACCOMMODATE 1/4 INCH PER FLOOR WOOD SHRINKAGE. THE USE OF KILN DRIED LUMBER AND PROVIDING A DRYING PROCESS TO THE FRAMING MEMBERS PRIOR TO APPLICATION OF FINISHES WILL HELP CONTROL BUT WILL NOT ELIMINATE SHRINKAGE.

Sheet List

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04/18/16

No.	REVISION	DATE

JOB #: 15160
ENG: RTN
CAD: JMA
SCALE:
KEY ISSUE DATES:
PERMIT: 04/18/16

Structural Notes

Juanita Farmhouse Cottages - Cottage #1 (Walnut)
12652 94th Avenue NE
Kirkland, WA 98034

S1.0

ABBREVIATIONS

&	AND
@	AT
'	FEET (FOOT)
"	INCH (INCHES)
#	POUND(S), NUMBER
=	EQUAL(S)
A.B.	ANCHOR BOLT
ABV.	ABOVE
ADD.	ADDITIONAL
ADJ.	ADJACENT
ALUM.	ALUMINUM
ALT.	ALTERNATE
APPROX.	APPROXIMATE(LY)
ARCH.	ARCHITECT(URAL)
ASSY.	ASSEMBLY
B. (BTM.)	BOTTOM
BEL.	BELOW
BEN	BOUNDARY EDGE NAILING
B.F.	BRACED FRAME
BLDG.	BUILDING
BLK.(G.)	BLOCK (ING)
BLW.	BELOW
BM.	BEAM
BMU	BRICK MASONRY UNIT
BN	BOUNDARY NAILING
BNDRY.	BOUNDARY
B.O.	BOTTOM OF
B.O.E.	BOTTOM OF EXCAVATION
B.O.F.	BOTTOM OF FOOTING
BRDG.	BRIDGE, BRIDGING
BRG.	BEARING
BTWN.	BETWEEN
C	CAMBER
CAMB.	CAMBER(ED)
CANT.	CANTILEVER(ED)
CF	CUBIC FOOT
C.I.P.	CAST IN PLACE
C.J.	CONSTRUCTION JOINT
CL	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CTSK.	COUNTERSINK
CTR.	CENTER(ED)
CY	CUBIC YARD
CMU	CONCRETE MASONRY UNIT
d	PENNY (NAILS)
DB	DROPPED BEAM
DBA	DEFORMED BAR ANCHORS
DBL.	DOUBLE
DCW	DEMAND CRITICAL WELD
DEPT.	DEPARTMENT
DET.	DETAIL
DF	DOUGLAS FIR
DIA. / Ø	DIAMETER
DIAG.	DIAGONAL
DIAPH.	DIAPHRAGM
DIM.	DIMENSION
DN.	DOWN
D.O.	DITTO (REPEAT)
DP.	DEEP
D.S.	DRAG STRUT
DWG.	DRAWING(S)
DWL.	DOWELS(S)
(E)	EXISTING
EA.	EACH
E.E.	EACH END
E.F.	EACH FACE
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEV.	ELEVATOR
EMBD.	EMBED(MENT)
EN	EDGE NAIL
ENG.	ENGINEER
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.	EACH WAY
EXP.	EXPANSION
EXST.	EXISTING
EXT.	EXTERIOR
FAB.	FABRICATION
FB	FLUSH BEAM
FDN.	FOUNDATION
F.F.	FINISH FLOOR
FIN.	FINISH(ED)
FLG.	FLANGE
FLR.	FLOOR
FN	FIELD (FACE) NAIL
F.O.	FINISHED OPENING
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FRM.	FRAME (FRAMING)
F.S.	FAR SIDE
FT.	FEET (FOOT)
FRTW	FIRE RETARDANT TREATED WOOD
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZE(D)
GB.	GRADE BEAM
GLB	GLUE LAMINATED BEAM
GRD.	GRADE
GWB	GYPSUM WALLBOARD
GYP.	GYPCRETE
HD	HOLDOWN
H.D.G.	HOT DIPPED GALVANIZED
HGR.	HANGER
HORIZ.	HORIZONTAL
HR	HEADER
H.S.B.	HIGH STRENGTH BOLT
HT.	HEIGHT
I.D.	INSIDE DIAMETER
I.E.	INVERT ELEVATION

ABBREVIATIONS

I.F.	INSIDE FACE
IN.	INCH(ES)
INFO.	INFORMATION
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
K	KIPS (1000 LB.)
LAT.	LATERAL
LB.	POUND(S)
L.B.	LAG BOLTS(S)
LG.	LONG(ITUDINAL)
LGTH.	LENGTH
LGMF.	LIGHT GAUGE METAL FRAMING
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSH	LONG SLOTTED HOLE(S)
L.W.	LIGHT WEIGHT
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MBM	METAL BUILDING MANUFACTURER
MECH.	MECHANICAL
M.E.J.	MASONRY EXPANSION JOINT
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
N.L.B.	NON-LOAD BEARING
NO.	NUMBER
N.S.	NEAR SIDE
N.T.S.	NOT TO SCALE
N.W.C.	NORMAL WEIGHT CONCRETE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
ORNT.	ORIENTATION
OSB	ORIENTED STRAND BOARD
O.W.J.	OPEN WEB JOIST
PAR.	PARALLEL
P/C	PRECAST
PEN	PANEL EDGE NAIL
PERP.	PERPENDICULAR
PL.	PLATE
PL.	PROPERTY LINE
PLMBG.	PLUMBING
PLYWD.	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESERVATIVE TREATED
PT	POST TENSION(ED)
QTY.	QUANTITY
R. (RAD.)	RADIUS
RE: (REF.)	REFERENCE
REINF.	REINFORCEMENT
REQ.	REQUIRED
R.F.	RIGID FRAME
R.O.	ROUGH OPENING
R.S.	ROUGH SAWN
SCH.	SCHEDULE
SCHED.	SCHEDULE
SCL	STRUCTURAL COMPOSITE WOOD
SHT.	SHEET
SIM.	SIMILAR
S.J.	SHRINKAGE CONTROL JOINT
SKW.	SKEW(ED)
S.O.G.	SLAB ON GRADE
SPC.	SPACE(S) (ING)
SPEC.	SPECIFICATION(S)
SQ.	SQUARE
STD.	STANDARD
STGR.	STAGGER
STIFF.	STIFFENER(S)
STIR.	STIRRUP(S)
STL.	STEEL
STRUC.	STRUCTURAL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED(TION)
SYMM.	SYMMETRICAL
T.	TOP
T.&B.	TOP AND BOTTOM
TEMP.	TEMPORARY
T.&G.	TONGUE AND GROOVE
THK.	THICK(NESS)
THRD.	THREADED
TN	TOE NAIL
T.O.S.	TOP OF (STEEL) (SHEATHING) (SLAB)
T.O.W.	TOP OF WALL
TRANSV.	TRANSVERSE
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
V.	VERTICAL
VERT.	VERTICAL
VIF	VERIFY IN FIELD
W.	WIDE (WIDTH)
W/	WITH
W/O	WITHOUT
WD.	WOOD
W.H.S.	WELDED HEADED STUDS
W.P.	WORK POINT
W.S.	WELDED STUD
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC
X-STG	EXTRA STRONG
XX-STG	DOUBLE EXTRA STRONG
YD	YARD

IBC 2012 TABLE 2304.9.1 FASTENING SCHEDULE

CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	(3) 8d COMMON (2-1/2" x 0.131") (3) 3" x 0.131" NAILS (3) 3" 14 GAGE STAPLES	TOENAIL TOENAIL TOENAIL
2. BRIDGING TO JOIST	(2) 8d COMMON (2-1/2" x 0.131") (2) 3" x 0.131" NAILS (2) 3" 14 GAGE STAPLES	TOENAIL EACH END TOENAIL EACH END TOENAIL EACH END
3. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	(2) 8d COMMON (2-1/2" x 0.131")	FACE NAIL
4. WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST	(3) 8d COMMON (2-1/2" x 0.131")	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	(2) 16d COMMON (3-1/2" x 0.162")	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16d (3-1/2" x 0.135") AT 16" O.C. 3" x 0.131" NAILS AT 8" O.C. 3" 14 GAGE STAPLES AT 12" O.C.	TYPICAL FACE NAIL TYPICAL FACE NAIL TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	(3) 16d (3-1/2" x 0.135") AT 16" O.C. (4) 3" x 0.131" NAILS AT 16" O.C. (4) 3" 14 GAGE STAPLES AT 16" O.C.	BRACED WALL PANELS BRACED WALL PANELS BRACED WALL PANELS
7. TOP PLATE TO STUD	(2) 16d COMMON (3-1/2" x 0.162") (3) 3" x 0.131" NAILS (3) 3" x 0.131" NAILS	END NAIL END NAIL END NAIL
8. STUD TO SOLE PLATE	(4) 8d COMMON (2-1/2" x 0.131") (4) 3" x 0.131" NAILS (3) 3" 14 GAGE STAPLES (2) 16d COMMON (3-1/2" x 0.162") (3) 3" x 0.131" NAILS (3) 3" 14 GAGE STAPLES	TOENAIL TOENAIL TOENAIL END NAIL END NAIL END NAIL
9. DOUBLE STUDS	(3) 16d (3-1/2" x 0.135") AT 24" O.C. 3" x 0.131" NAILS AT 8" O.C. 3" 14 GAGE STAPLES AT 8" O.C.	FACE NAIL FACE NAIL FACE NAIL
10. DOUBLE TOP PLATES	16d (3-1/2" x 0.135") AT 16" O.C. 3" x 0.131" NAILS AT 12" O.C. 3" 14 GAGE STAPLES AT 12" O.C.	TYPICAL FACE NAIL TYPICAL FACE NAIL TYPICAL FACE NAIL
DOUBLE TOP PLATES	(8) 16d COMMON (2-1/2" x 0.162") (12) 3" x 0.131" NAILS (12) 3" 14 GAGE STAPLES	LAP SPLICE LAP SPLICE LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3) 8d COMMON (2-1/2" x 0.131") (3) 3" x 0.131" NAILS (3) 3" 14 GAGE STAPLES	TOENAIL TOENAIL TOENAIL
12. RIM JOIST TO TOP PLATE	(2) 8d (2-1/2" x 0.131") AT 6" O.C. 3" x 0.131" NAILS AT 6" O.C. 3" 14 GAGE STAPLES AT 6" O.C.	TOENAIL TOENAIL TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	(2) 16d COMMON (3-1/2" x 0.162") (3) 3" x 0.131" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL FACE NAIL FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (2-1/2" x 0.162")	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	(3) 8d COMMON (2-1/2" x 0.131") (5) 3" x 0.131" NAILS (5) 3" 14 GAGE STAPLES	TOENAIL TOENAIL TOENAIL
16. CONTINUOUS HEADER TO STUD	(4) 8d COMMON (2-1/2" x 0.131")	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS	(3) 16d COMMON (2-1/2" x 0.162") MIN TABLE 2308.10.4.1 (4) 3" x 0.131" NAILS (5) 3" 14 GAGE STAPLES	FACE NAIL FACE NAIL FACE NAIL FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS	(2) 16d COMMON (3-1/2" x 0.162") TABLE 2308.10.4.1 (4) 3" x 0.131" NAILS (5) 3" 14 GAGE STAPLES	FACE NAIL FACE NAIL FACE NAIL FACE NAIL
19. RAFTER TO PLATE	(3) 8d COMMON (2-1/2" x 0.131") (3) 3" x 0.131" NAILS (3) 3" 14 GAGE STAPLES	TOENAIL TOENAIL TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	(2) 8d COMMON (2-1/2" x 0.131") (2) 3" x 0.131" NAILS	FACE NAIL FACE NAIL

IBC 2012 TABLE 2304.9.1 FASTENING SCHEDULE

CONNECTION	FASTENING	LOCATION
	(3) 3" 14 GAGE STAPLES	FACE NAIL
21. 1" X 8" SHEATHING TO EACH BEARING	(3) 8d COMMON (2-1/2" x 0.131")	FACE NAIL
22. WIDER THAN 1" X 8" SHEATHING TO EACH BEARING	(3) 8d COMMON (2-1/2" x 0.131")	FACE NAIL
23. BUILT-UP CORNER STUDS	16d COMMON (2-1/2" x 0.162") 3" x 0.131" NAILS 3" 14 GAGE STAPLES	24" O.C. 16" O.C. 16" O.C.
24. BUILT-UP GIRDER AND BEAMS	20d COMMON (4" x 0.192") 32" O.C 3" x 0.131" NAILS AT 24" O.C. 3" 14 GAGE STAPLES AT 24" O.C.	. BOTTOM STAGGERED ON OPPOSITE SIDES
25. 2" PLANKS	16d COMMON (2-1/2" x 0.162")	AT EACH BEARING
26. COLLAR TIE TO RAFTER	(3) 10d COMMON (3" x 0.148") (4) 3" x 0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL FACE NAIL FACE NAIL
27. JACK RAFTER TO HIP	(3) 10d COMMON (3" x 0.148") (4) 3" x 0.131" NAILS (4) 3" 14 GAGE STAPLES (2) 16d COMMON (3-1/2" x 0.162") (3) 3" x 0.131" NAILS (3) 3" 14 GAGE STAPLES	TOENAIL TOENAIL TOENAIL FACE NAIL FACE NAIL FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	(2) 16d COMMON (3-1/2" x 0.162") (3) 3" x 0.131" NAILS (3) 3" 14 GAGE STAPLES (2) 16d COMMON (3-1/2" x 0.162") (3) 3" x 0.131" NAILS (3) 3" 14 GAGE STAPLES	TOENAIL TOENAIL TOENAIL FACE NAIL FACE NAIL FACE NAIL
29. JOIST TO BAND JOIST	(2) 16d COMMON (3-1/2" x 0.162") (4) 3" x 0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL FACE NAIL FACE NAIL
30. LEDGER STRIP	(3) 16d COMMON (3-1/2" x 0.162") MIN (4) 3" x 0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL AT EACH JOIST FACE NAIL AT EACH JOIST FACE NAIL AT EACH JOIST
31. WOOD STRUCTURAL PANELS AND PARTICLE BOARD	1/2" AND LESS 6d	
SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	1/2" AND LESS 2 3/8"x0.113" NAIL	
	1/2" AND LESS 1 3/4" 16 GAGE	
SEE TABLE 2304.9.1 FOR FOOTNOTES)	19/32" TO 3/4" 8d OR 6d 19/32" TO 3/4" 2 3/8" x 0.113" NAIL 19/32" TO 3/4" 8d 7/8" TO 1" 10d OR 8d 1 1/8" TO 1 1/4" 10d OR 8d	
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING)	3/4" AND LESS 6d 7/8" TO 1" 8d 1 1/8" TO 1 1/4" 10d OR 8d	
SEE TABLE 2304.9.1 FOR FOOTNOTES)		
32. PANEL SIDING (TO FRAMING)	1/2" AND LESS 6d 5/8" 8d	
33. FIBERBOARD SHEATHING	1/2" NAIL NO. 11 GAGE ROOF 1/2" (2"x.113") 6d COMMON NAIL 1/2" NO. 11 GAGE STAPLE 25/32" ROOFING NAIL NO. 11 GAGE 25/32" 1/2"x.131") 8d COMMON NAIL (2 NO. 16 GAGE STAPLE	
34. INTERIOR PANELING	1/4" 4d 3/8" 6d	

City of Kirkland
Reviewed by T Elder
06/23/2016

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04/18/16

No.	REVISION	DATE

JOB #: 15160
ENG: RTN
DRN: JMA
SCALE:

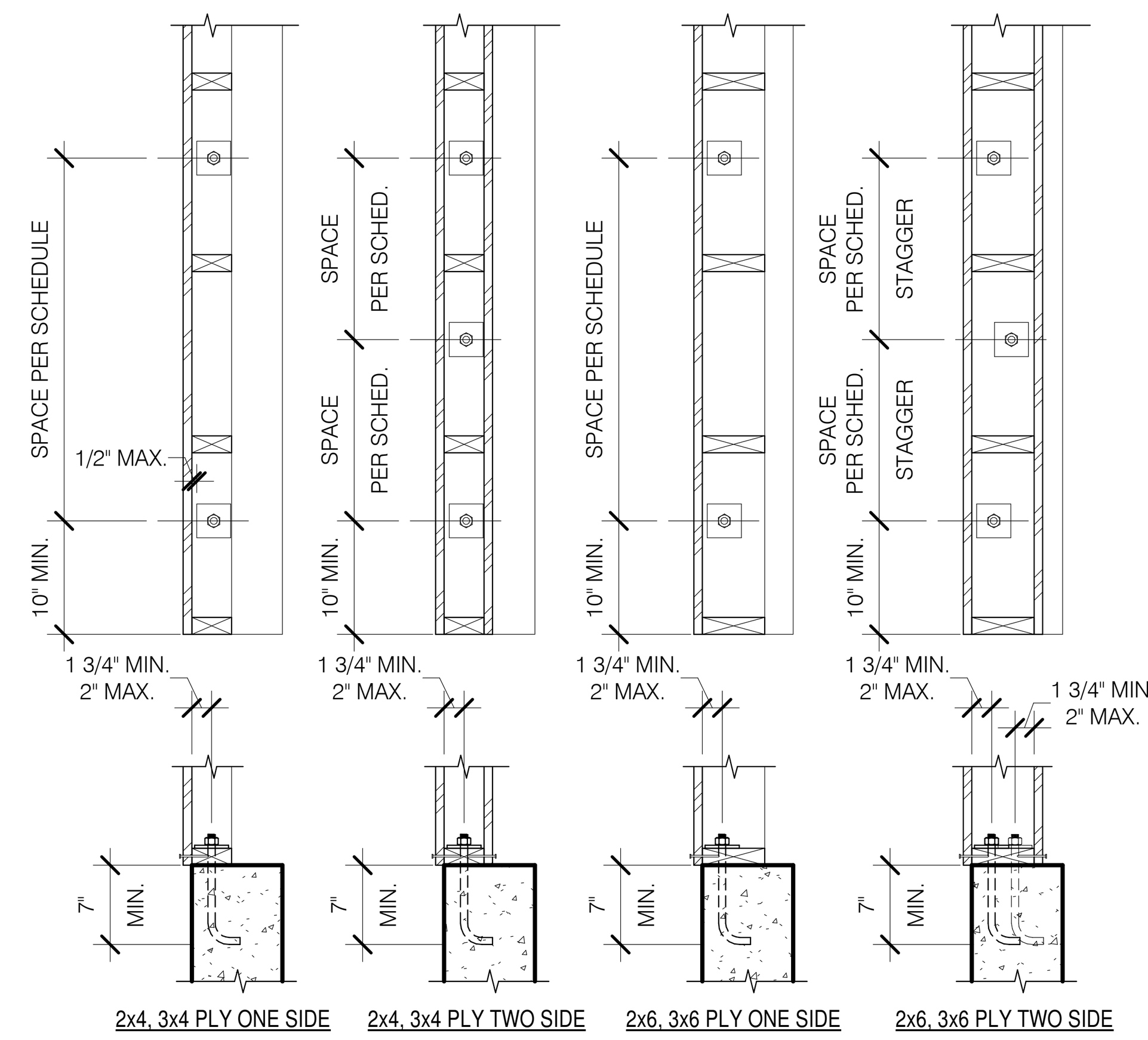
KEY ISSUE DATES:
PERMIT: 04/18/16

Abbreviations and Schedules

Juanita Farmhouse Cottages - Cottage #1 (Walnut)
12652 94th Avenue NE
Kirkland, WA 98034

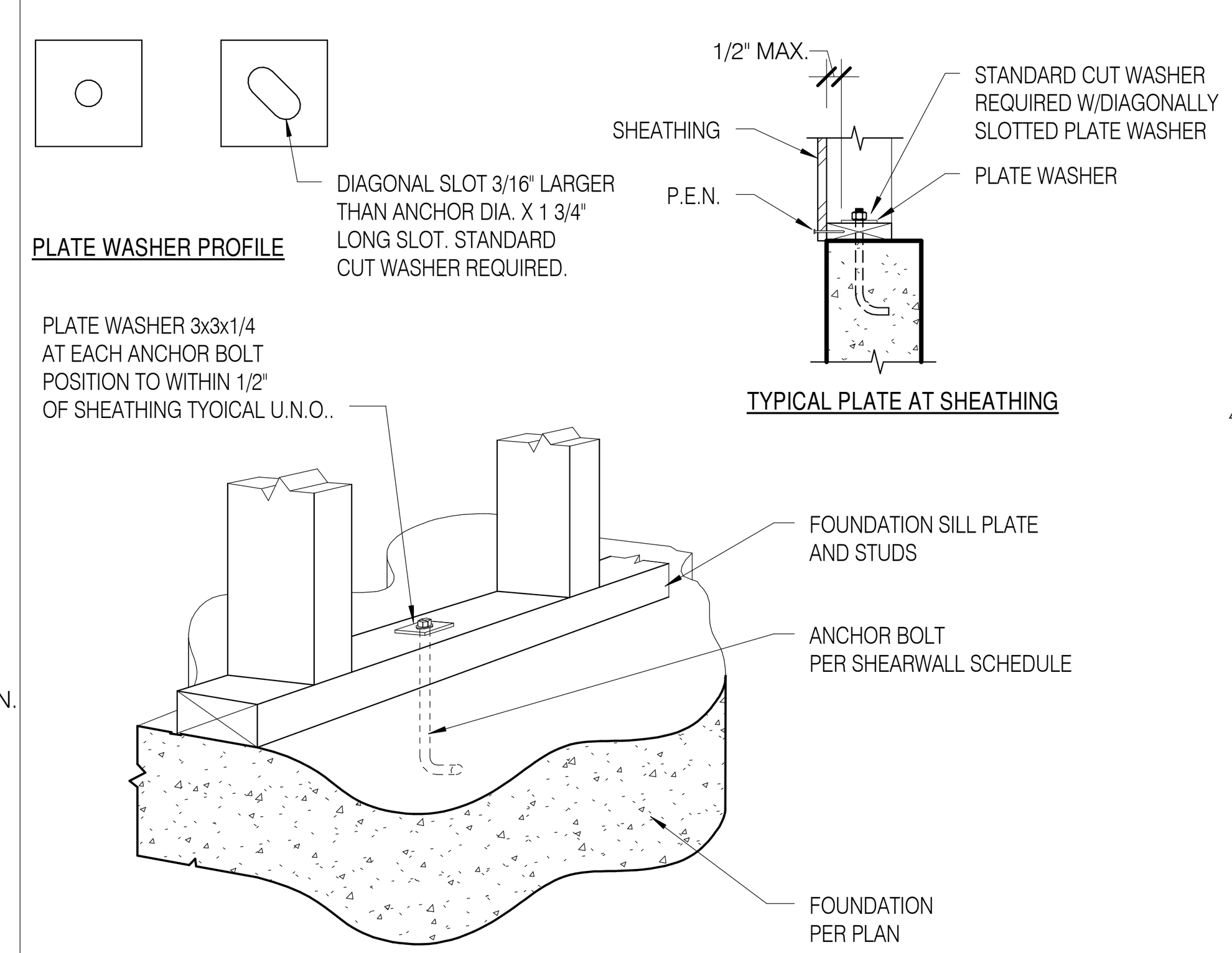
S1.1

NOTE:
PLATE WASHER SHALL EXTEND WITHIN 1/2" OF EDGE OF BOTTOM PLATE ON SIDE(S) WITH SHEATHING.
PROVIDE STAGGERED OFFSET PLACEMENT AS SHOWN ELSE OVERSIZE PLATE WASHERS AS REQUIRED.



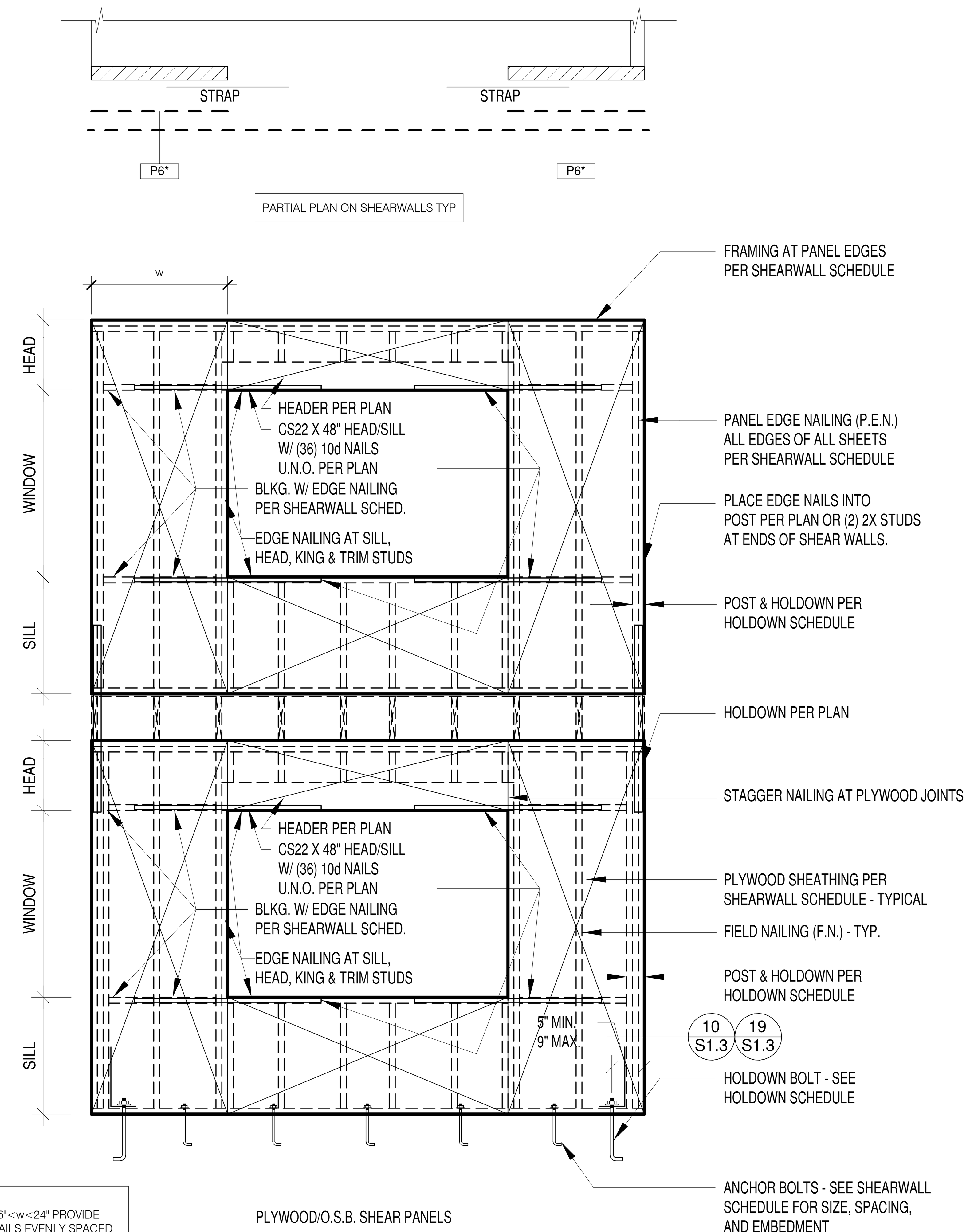
SCALE: 3/4" = 1'-0"

1 TYPICAL SHEARWALL ANCHOR BOLT TO CONCRETE



SCALE: 3/4" = 1'-0"

2 TYPICAL SHEARWALL ANCHOR BOLT TO CONCRETE



NOTE:
WHERE 16"<w<24" PROVIDE (18)10d NAILS EVENLY SPACED AT WALL PIER CONDITION

PLYWOOD/O.S.B. SHEAR PANELS

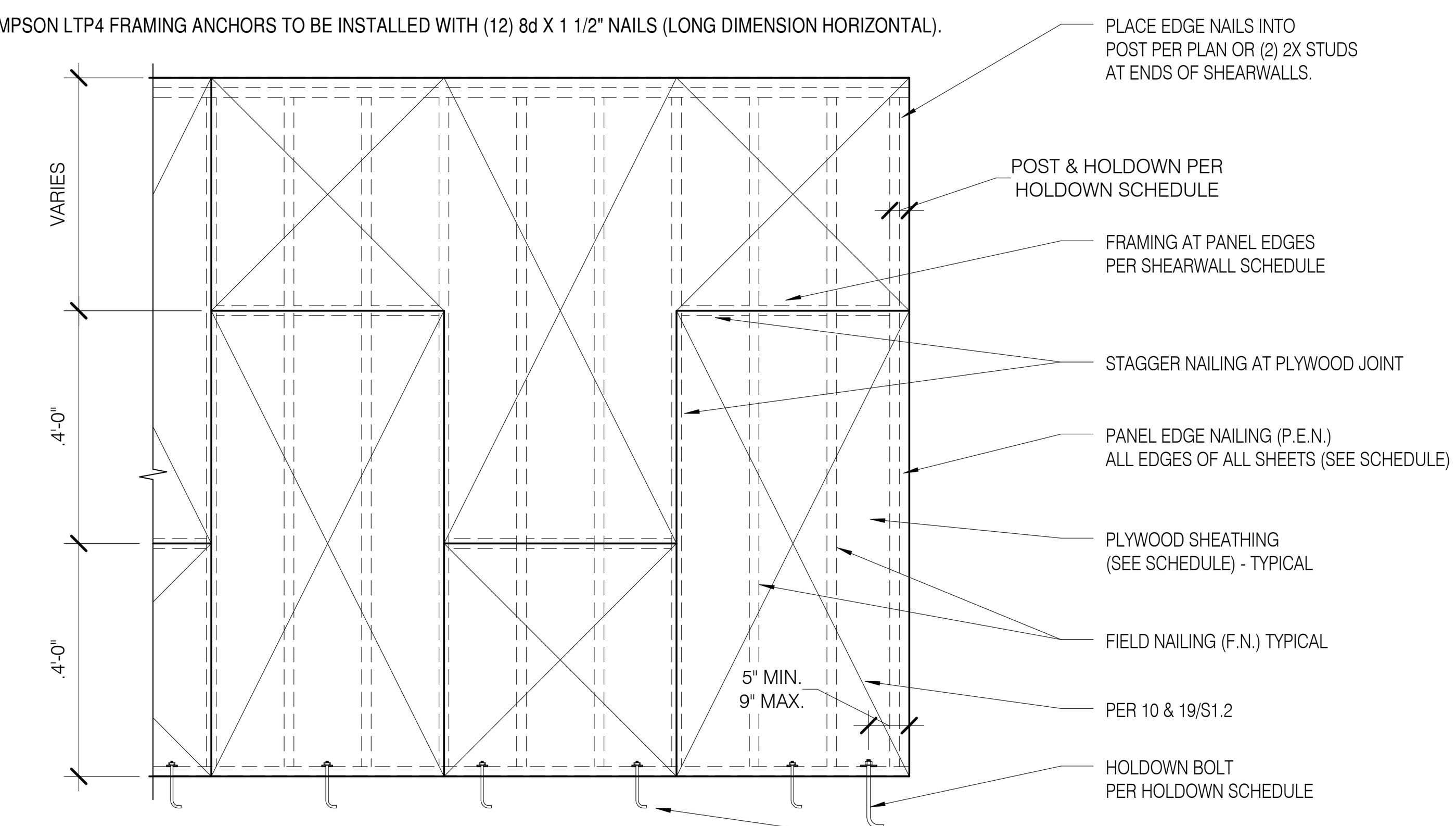
SCALE: 3/8" = 1'-0"

8 TYPICAL DETAIL FOR SHEARWALL W/ FORCE TRANSFER AROUND WINDOW OPENINGS

SHEARWALL SCHEDULE													
				B. PL. NAILING		BLOCKING TO TOP PLATE CONNECTION							
WALL TYPE	SHEATHING	PANEL EDGE NAILING	FIELD NAILING	ROWS	SPACING	LTP4 DIRECT TO FRAMING	LTP4 OVER PLYWOOD	A35	LTP4 & A35 DIRECT TO FRAMING	FOUNDATION SILL PLATE	ANCHOR BOLT SPACING	Value (HF) Seismic	Value (HF) Wind
											(5/8"DIA.x7" EMBED)	(LB./FT.)	(LB./FT.)
P6	15/32" SHEET ONE...	6" O.C.	12" O.C.	(1)	4" O.C.	19.2" O.C.	12" O.C.	16" O.C.	32" O.C.	2X	48" O.C.	242	339
P4	15/32" SHEET ONE SIDE	4" O.C.	12" O.C.	(2)	6" O.C.	16" O.C.	9" O.C.	12" O.C.	24" O.C.	2X	16" O.C.	353	495
		4" O.C.	12" O.C.	(2)	6" O.C.	16" O.C.	9" O.C.	12" O.C.	24" O.C.	3X	32" O.C.		
P3	15/32" SHEET ONE SIDE	3" O.C.	12" O.C.	(2)	4" O.C.	12" O.C.	7" O.C.	8" O.C.	19.2" O.C.	2X	12" O.C.	456	637
		3" O.C.	12" O.C.	(2)	4" O.C.	12" O.C.	7" O.C.	8" O.C.	19.2" O.C.	3X	24" O.C.		
P2	15/32" SHEET ONE SIDE	2" O.C.	12" O.C.	(3)	5" O.C.	10" O.C.	6" O.C.	6" O.C.	16" O.C.	3X	24" O.C.	631	881

SHEARWALL NOTES:

1. STUDS SHALL NOT BE SPACED MORE THAN 16"O.C.. SHEATHING PANELS MAY BE INSTALLED EITHER FACE OF WALL STUDS. SHEATHING PANELS MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY WITH PANEL EDGES BACKED / BLOCKED WITH 2" NOMINAL OR WIDER FRAMING. SEE NOTE 3.
2. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED.
3. WHERE ALLOWABLE SHAER VALUES EXCEED 350 LB./FT. FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN 3" NOMINAL AND NAILS SHALL BE STAGGERED.
4. NAILS FOR PLYWOOD AND O.S.B. PANELS SHALL BE 8d COMMON (0.131" DIAMETER X 2 1/2" LONG). NAILS FOR PLATES SHALL BE 12d COMMON (0.148" DIAMETER X 3 1/4" LONG).
5. FLOOR DIAPHRAGM NAILING SHALL BE PLACED BETWEEN THE SPACING CALLED OUT FOR BOTTOM PLATE NAILING. DO NOT OVERNAIL BLOCKING.
6. WHERE BOTTOM PLATE NAILING REQUIRED (3) OR MORE NAILS AT A SPECIFIC SPACING, BLOCKING IN THE FLOOR SPACE BELOW THE PLATE SHALL CONSIST OF A MINIMUM OF TWO PIECES (I.E. RIM JOIST AND BLOCK) AND THE NAILS SHALL BE INSTALLED INTO EACH BLOCKING MEMBER IN TWO ROWS OFFSET 1/2" AND STAGGERED. REFER TO STRUCTURAL DETAILS FOR OTHER CASES WHEN DOUBLE BLOCKING IS REQUIRED. REFER TO 13/S1.2
7. PLATE WASHERS ARE REQUIRED FOR SILL PLATE CONNECTIONS. USE 3" X 3" 1/4" MINIMUM. DO NOT RECESS BOLTS IN SILL PLATE.
8. MUDSILL ANCHOR BOLTS SHALL BE FULL DIAMETER A-307 BOLTS OR J-BOLTS WITH EQUIVALENT EMBEDMENT.
9. WHERE LOCAL BUILDING OFFICALS ALLOW, O.S.B. SHEATHING MY BE APPLIED OVER 1/2" OR 5/8" GYPSUM WALL BOARD PROVIDE SHEATHING IS NAILED WITH 10d NAILS (0.148" DIAMETER X 3" LONG).
10. SIMPSON LTP4 FRAMING ANCHORS TO BE INSTALLED WITH (12) 8d X 1 1/2" NAILS (LONG DIMENSION HORIZONTAL).



SCALE: 3/4" = 1'-0"

9 SHEARWALL SCHEDULE AND LAYOUT

City of Kirkland
Reviewed by T Elder
06/23/2016

BEARING WALL STUD SCHEDULE			
WALL TYPE	LOCATION	PLATE SIZE	STUD SIZE AND SPACING
EXTERIOR	TYPICAL U.N.O.	2 X 6	2 X 6 @ 16" O.C.
INTERIOR	TYPICAL U.N.O.	2 X 4	2 X 4 @ 16" O.C.

BEARING WALL NOTES:

1. SEE SHEARWALL SCHEDULE SHEET S1.2 FOR WALL SHEATHING, BLOCKING, AND PLATE NAILING.
2. SEE SAWN LUMBER STRUCTURAL NOTES SHEET S1.0 FOR SPECIES AND GRADE OF WALL PLATES AND STUDS.
3. SECURE SILL PLATES TO CONCRETE WITH 5/8" DIAMETER X 7" MINIMUM EMBED ANCHOR BOLTS AT 48"OC TYPICAL UNLESS NOTED OTHERWISE. REFER TO THE SHEARWALL SCHEDULE SHEET S1.2 FOR ADDITIONAL ANCHOR BOLT INFORMATION.
4. SEE DETAIL 2/S9.1 FOR TOP PLATE SPLICE.

SCALE: NONE

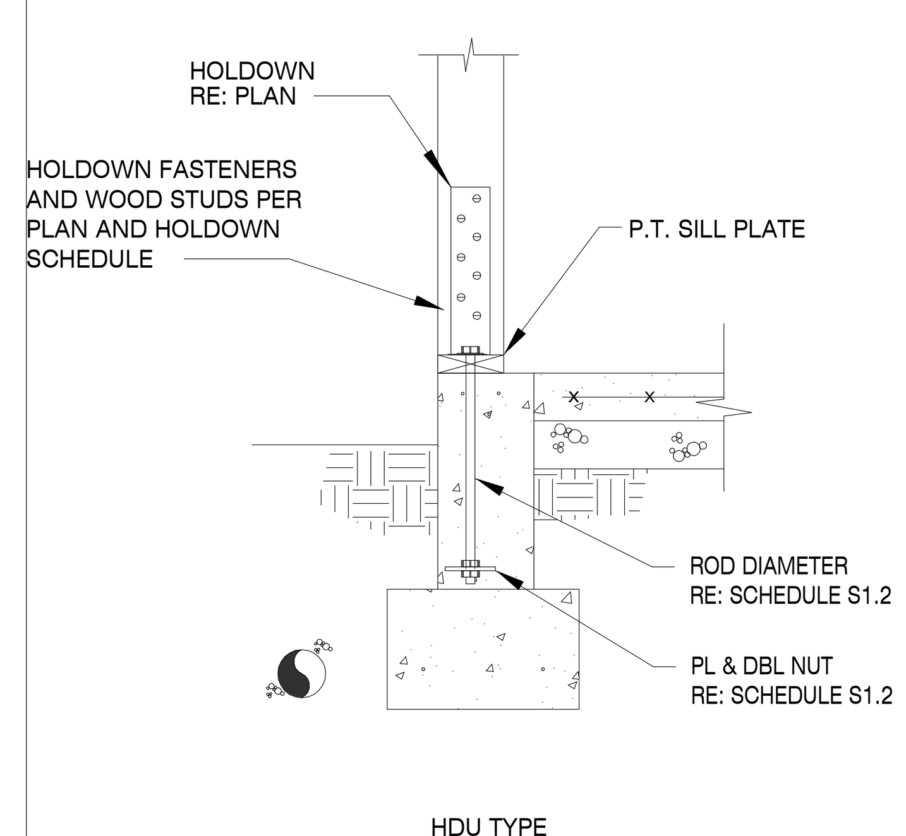
5 BEARING WALL STUD SCHEDULE

HOLDOWN AND FASTENER SCHEDULE - HF STUDS						
NO. & HDWR. TYPE	WOOD MEMBER	WOOD FASTENER	ANCHOR ROD	CONCRETE EMBEDMENT "de"	UPLIFT CAPACITY (lbs.)	PLATE WASHER
CS16	DBL 2x	(22)10d	-	-	1705	-
DTT1Z	SNGL 2X	(6) SDS	3/8"	18"	840	1/4 x 3 x 3
HDU2	DOUBLE 2x	(6) SDS	5/8"	18"	2215	1/4 x 3 x 3
HDU5	DOUBLE 2x	(14) SDS	5/8"	24"	4065	1/4 x 3 x 3
HDU8	DOUBLE 2x	(20) SDS	7/8"	24"	4870	1/4 x 3 x 3
STHD14	DBL 2X	(30)16d SINKERS	-	PER SIMPSON	3815	-

1. HOLDOWNS SHALL BE AS MANUFACTURED BY TH SIMPSON CO.
2. NAILS SHALL BE COMMON. SEE ACTUAL SIZE IN FRAMING NOTES. SDS SCREWS SHALL BE SDS1/4x3" AS MANUFACTURED BY THE SIMPSON CO.
3. HOLDOWN ANCHOR BOLTS SHALL BE ASTM A307 HEX HEAD OR A36 THREADED ROD WITH A PLATE WASHER AS SHOWN IN SCHEDULE. HOLDOWN ANCHOR BOLTS SHALL BE SECURED IN PLACE PRIOR TO CONCRETE POUR. (NO WET STICKING).
4. NAILS SHALL HAVE PENETRATIONS OF 12D INTO MAIN MEMBER.
8d - 1.57", 10d - 1.78", 12d - 1/78", 16d - 1.94"
5. PROVIDE 1.5" MINIMUM END CLEARANCE AT STRAP TYPE HOLDOWNS IN CORNER APPLICATIONS. FULL VALUES REQUIRE 8" CLEAR FROM CORNER
6. SEE 8/S1.2 FOR HOLDOWN PLACEMENT.
7. WHERE NOTED CSxx REFER TO SIMPSON CONT. STRAPS (EG CS16) PER SIMPSON - PROVIDE HALF FASTNERS EA SIDE

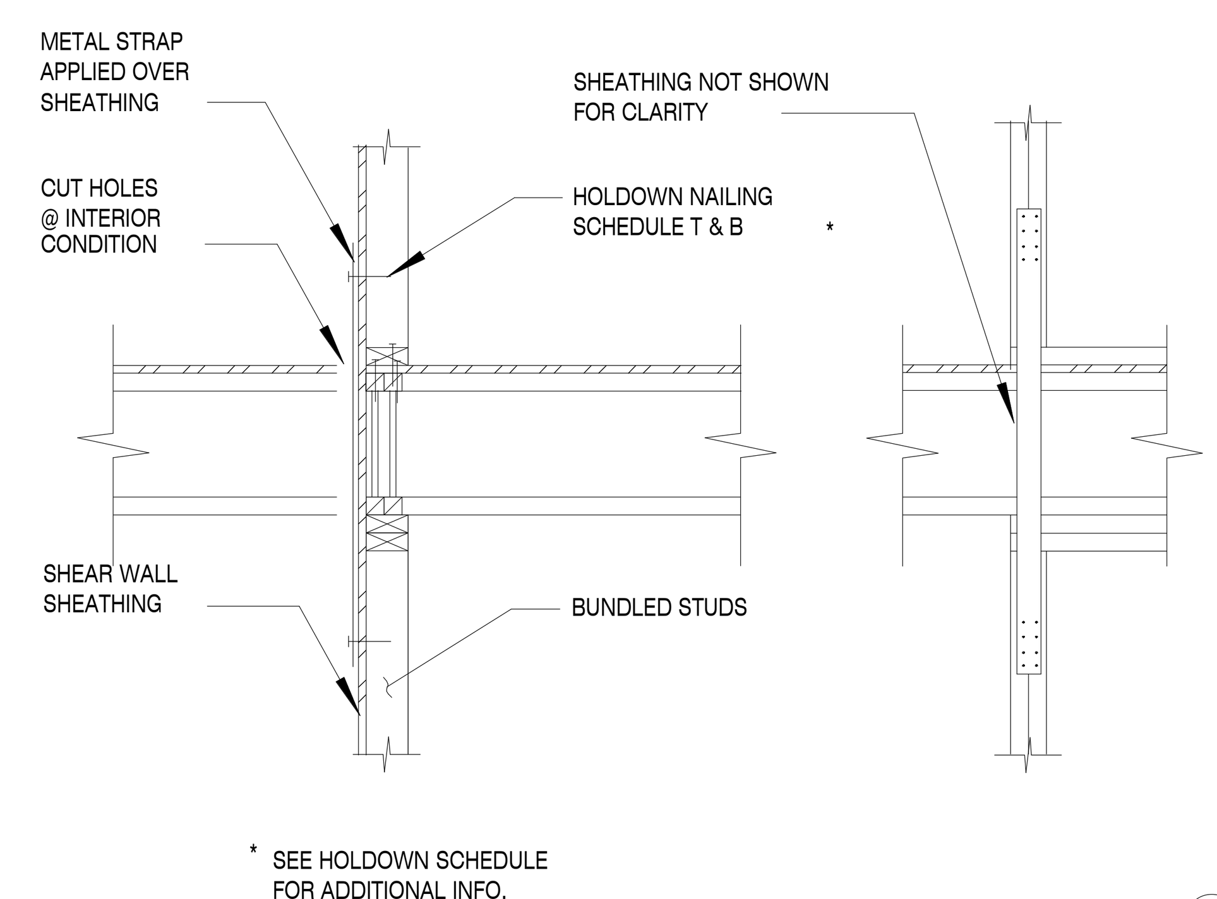
SCALE: NONE

10 HOLDOWON SCHEDULE AND NOTES



SCALE: 3/4" = 1'-0"

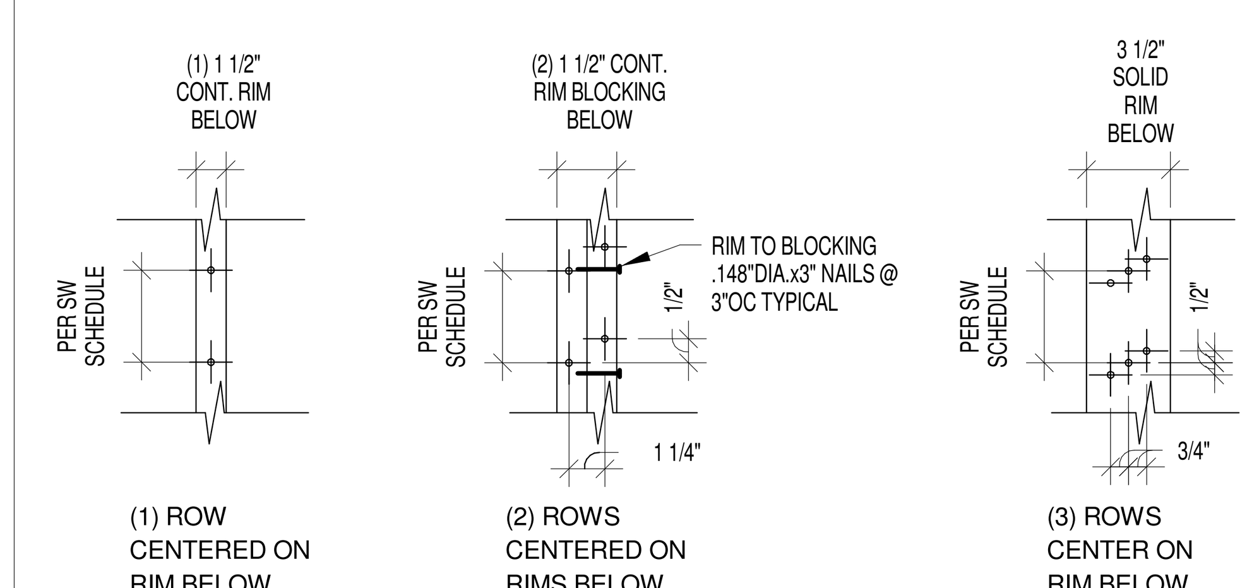
11 HDU DETAIL



* SEE HOLDOWN SCHEDULE FOR ADDITIONAL INFO.

SCALE: 3/4" = 1'-0"

12 STRAP DETAIL



SCALE: 3/4" = 1'-0"

13 BOTTOM PLATE NAILING

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CHARLES T. GRIFFITHS — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER
04/18/16

No.	REVISION	DATE
1	Shearwall Schedule Revs	06/16/2016

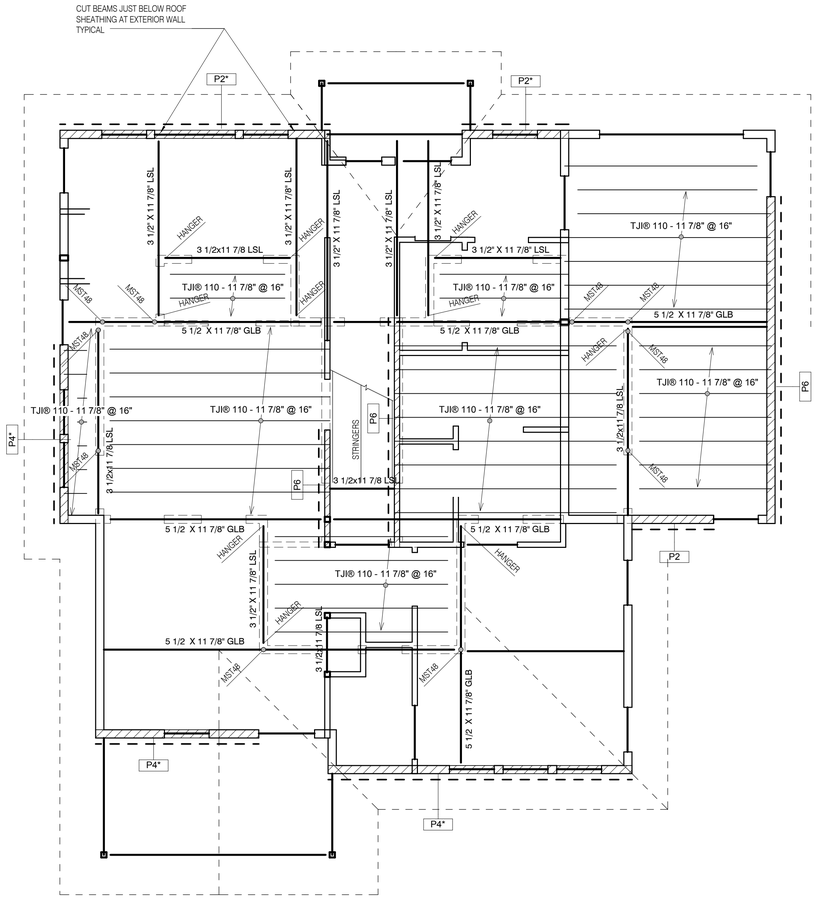
JOB #: 15160
ENG: RTN
CAD: JMA
SCALE: As indicated
KEY ISSUE DATES:
PERMIT: 04/18/16

Shear Wall and Holdown Schedule

Juanita Farmhouse Cottages - Cottage #1 (Walnut)
12652 94th Avenue NE
Kirkland, WA 98034

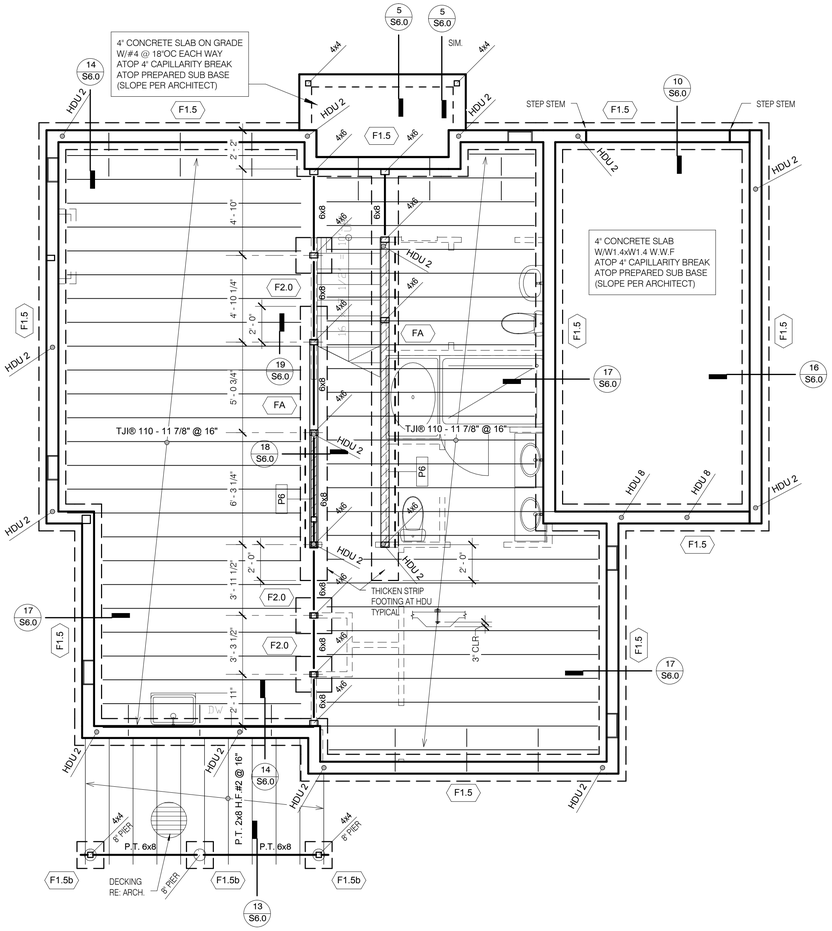
S1.2

City of Kirkland
Reviewed by T Elder
06/23/2016



SCALE: 1/4" = 1'-0"

2 L2 Framing C1



SCALE: 1/4" = 1'-0"

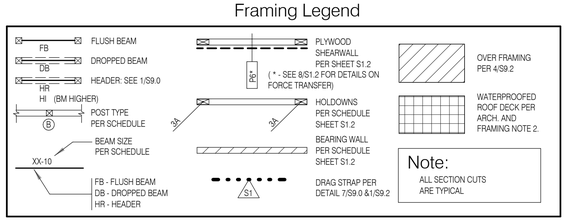
1 L1 Framing and FDN C1

Structural Foundation Schedule

Type Mark	W	L	H	Comments
F1.0	12"		18"	
F1.5	18"	0"	8"	
F1.5b	18"	18"	8"	
F2.0	24"	24"	10"	
FA	18"	0"	12"	(2) #5 CONT. BOTTOM

Note:
PLANS PREPARED USING ARCHITECTURAL BACKGROUNDS RECEIVED 10/13/2015

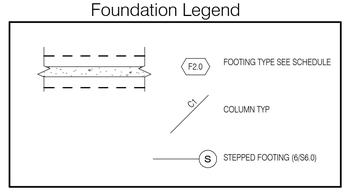
Framing Legend



Framing Notes

1. ROOF FRAMING - PRE ENGINEERED WOOD TRUSSES AT 24" ON CENTER AND ADDITIONAL FRAMING AS SHOWN ON THE ROOF FRAMING PLAN. SEE SHEET S1.0 AND S1.1 FOR ROOF LOADS AND TRUSS MANUFACTURER REQUIREMENTS.
2. FLOOR FRAMING - 11 7/8 TJI AT SPACING SHOWN IN SCHEDULE TYPICAL UNLESS NOTED OTHERWISE PER PLAN. USE 'ITT' HANGERS TO MATCH JOIST SIZE AT FLUSH FRAMING CONDITIONS. SECURE JOIST TO TOP PLATES WITH (2) 8D NAILS. JOISTS UNDER AND PARALLEL TO BEARING AND SHEARWALLS SHALL BE DOUBLED TYPICAL UNLESS NOTED OTHERWISE. BLOCKING AT BEARING AND SHEARWALLS SHALL BE PER BEARING AND SHEARWALL SCHEDULE. SEE FLOOR JOIST SCHEDULE. FLOOR SHEATHING SHALL BE GLUED AND NAILED.
3. WALLS INDICATED ARE BELOW THE FRAMING LEVEL.
4. SEE BEARING WALL SCHEDULE ON SHEET S1.2.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS SHALL BE DESIGNED AND BUILT TO ACCOMMODATE 3/8" PER FLOOR WOOD SHRINKAGE.
6. SEE DETAIL 2/S9.0 FOR TYPICAL HEADER/BUNDLED STUD CONSTRUCTION.
7. SEE ARCHITECTURAL FOR DRAFTSTOP AND VENTING LOCATIONS.
8. FRAMING MEMBERS AND SHEATHING SHALL BE PER STRUCTURAL NOTES AS NOTED ON SHEET S1.1
9. SOME SHEARWALLS REQUIRE 3X FRAMING AT PANEL EDGES. SEE SHEARWALL SCHEDULE ON SHEET S1.2
10. HANGERS INDICATED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE.
11. PROVIDE JOIST OR BLOCKING ATOP SHEARWALLS.
12. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
13. BUNDLED STUDS FROM THIS LEVEL SHALL BE CONTINUED DOWN TO FOUNDATION OR SUPPORTING BEAM.
14. ALL BEAMS AND HEADERS SHALL HAVE A MINIMUM OF (1) FULL HEIGHT STUD AT EACH END FOR BRACING TYPICAL UNLESS NOTED OTHERWISE.
15. PROVIDE MINIMUM (2) 2X BUNDLED STUDS UNDER EACH BEAM, TYPICAL UNLESS NOTED OTHERWISE.
16. SEE DETAILS ON SHEET S9.0 FOR TYPICAL CORNER FRAMING DETAILS. WHERE DIAPHRAGMS REQUIRE DRAGSTRUTS SEE S9.0 FOR DETAILS.
17. HOLDOWNS INDICATED OCCUR AT BASE OF WALL INDICATED - HOLDOWNS LOCATED AT FOUNDATION LEVEL ARE SHOWN ON FOUNDATION PLAN AGAIN FOR CLARITY.
18. FOR ROOF OVERFRAMING - REFER TO 4/S9.2.

Foundation Legend



Foundation Notes

1. ALL SOIL BEARING SURFACES SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE GEOTECHNICAL ENGINEER PRIOR TO REINFORCING AND CONCRETE PLACEMENT.
2. CENTER INTERIOR FOOTINGS ON WALLS OR COLUMNS, TYPICAL U.N.O.
3. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
4. SEE ARCHITECTURAL SHEETS FOR WALL AND FLOOR DRAIN LOCATIONS.
5. ALL CONCRETE WALLS SHALL BE 8" THICK, TYPICAL U.N.O.
6. SEE 6/S6.0 FOR STEPPED FOOTINGS.
7. TOP OF FOOTING SHALL BE 6" MINIMUM BELOW TOP OF FINISH FLOOR, TYPICAL U.N.O.
8. TOP OF FOOTING ELEVATION VARIES PER PLAN.

Note:
ALL SECTION CUTS ARE TYPICAL

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www.ctengineering.com

04/18/16

No.	REVISION	DATE

JOB #: 15160
ENG: Designer
CAD: Author
SCALE: As indicated
KEY ISSUE DATES:

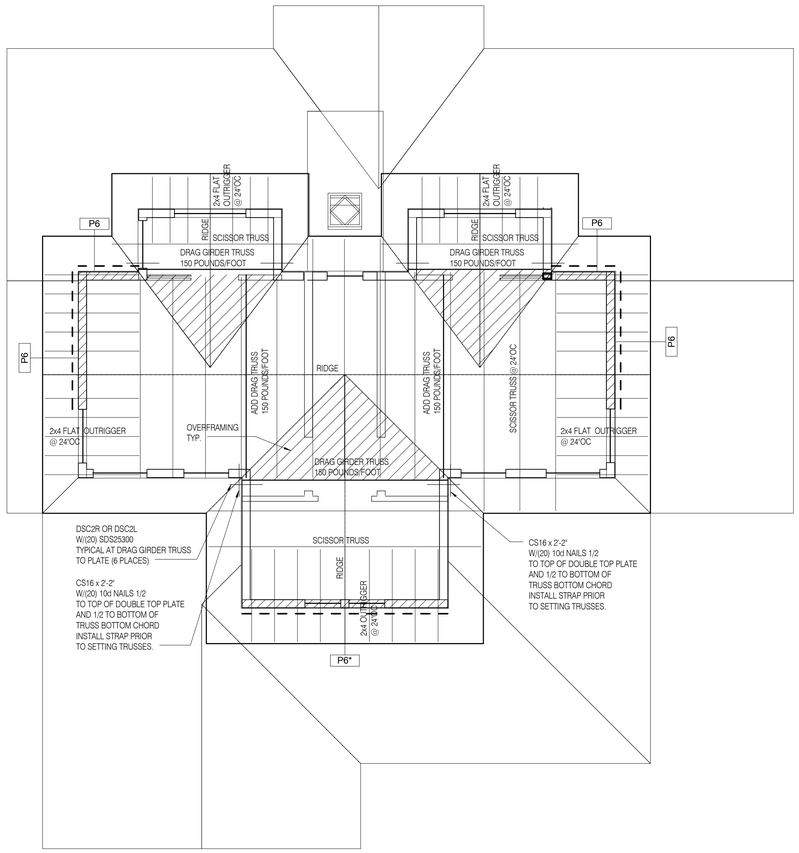
PERMIT: 04/18/16

Foundation & Framing Plan

Juanita Farmhouse Cottages - Cottage #1 (Walnut)
12652 94th Avenue NE
Kirkland, WA 98034

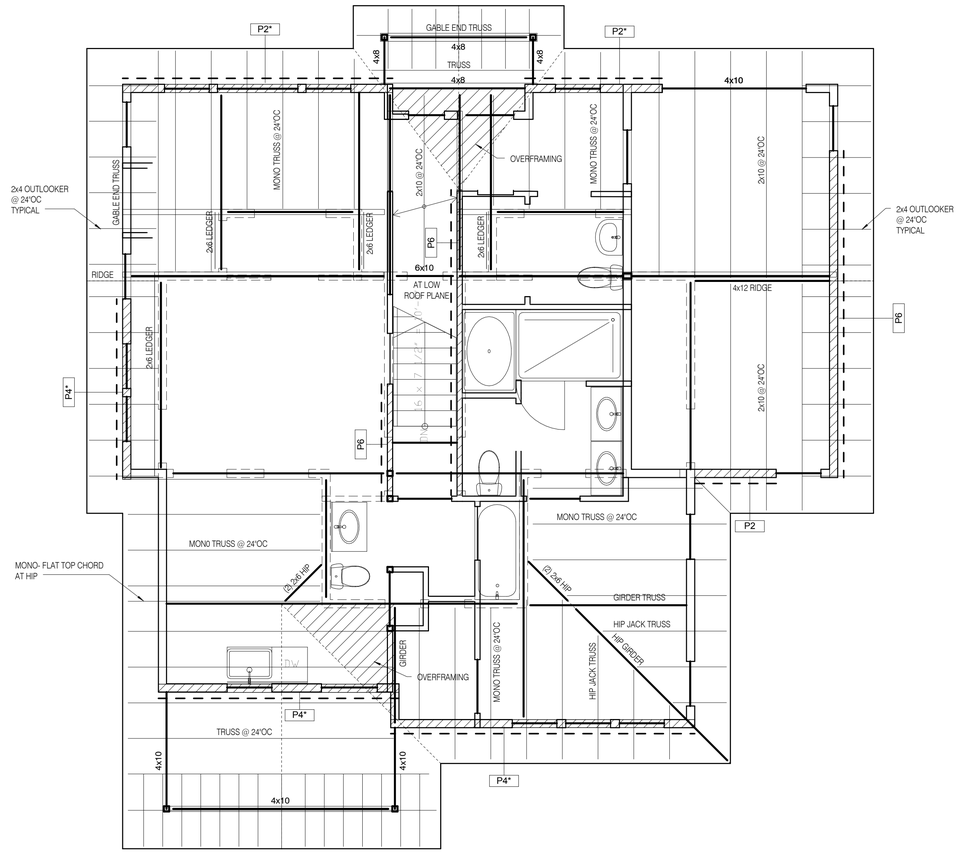
S2.0

City of Kirkland
Reviewed by T Elder
06/23/2016



SCALE: 1/4" = 1'-0"

2 L3 Roof Framing Plan C1

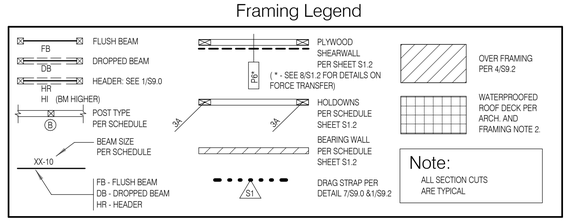


SCALE: 1/4" = 1'-0"

1 L2b Lower Roof Framing C1

Note:
PLANS PREPARED USING ARCHITECTURAL BACKGROUNDS RECEIVED 10/13/2015

Framing Legend



Framing Notes

1. ROOF FRAMING - PRE ENGINEERED WOOD TRUSSES AT 24" ON CENTER AND ADDITIONAL FRAMING AS SHOWN ON THE ROOF FRAMING PLAN. SEE SHEET S1.0 AND S1.1 FOR ROOF LOADS AND TRUSS MANUFACTURER REQUIREMENTS.
2. FLOOR FRAMING - 11 7/8 TJI AT SPACING SHOWN IN SCHEDULE TYPICAL UNLESS NOTED OTHERWISE PER PLAN. USE 'ITT' HANGERS TO MATCH JOIST SIZE AT FLUSH FRAMING CONDITIONS. SECURE JOIST TO TOP PLATES WITH (2) 8D NAILS. JOISTS UNDER AND PARALLEL TO BEARING AND SHEARWALLS SHALL BE DOUBLED TYPICAL UNLESS NOTED OTHERWISE. BLOCKING AT BEARING AND SHEARWALLS SHALL BE PER BEARING AND SHEARWALL SCHEDULE. SEE FLOOR JOIST SCHEDULE. FLOOR SHEATHING SHALL BE GLUED AND NAILED.
3. WALLS INDICATED ARE BELOW THE FRAMING LEVEL.
4. SEE BEARING WALL SCHEDULE ON SHEET S1.2.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS SHALL BE DESIGNED AND BUILT TO ACCOMMODATE 3/8" PER FLOOR WOOD SHRINKAGE.
6. SEE DETAIL 2/S9.0 FOR TYPICAL HEADER/BUNDLED STUD CONSTRUCTION.
7. SEE ARCHITECTURAL FOR DRAFTSTOP AND VENTING LOCATIONS.
8. FRAMING MEMBERS AND SHEATHING SHALL BE PER STRUCTURAL NOTES AS NOTED ON SHEET S1.1
9. SOME SHEARWALLS REQUIRE 3X FRAMING AT PANEL EDGES. SEE SHEARWALL SCHEDULE ON SHEET S1.2
10. HANGERS INDICATED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE.
11. PROVIDE JOIST OR BLOCKING ATOP SHEARWALLS.
12. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
13. BUNDLED STUDS FROM THIS LEVEL SHALL BE CONTINUED DOWN TO FOUNDATION OR SUPPORTING BEAM.
14. ALL BEAMS AND HEADERS SHALL HAVE A MINIMUM OF (1) FULL HEIGHT STUD AT EACH END FOR BRACING TYPICAL UNLESS NOTED OTHERWISE.
15. PROVIDE MINIMUM (2) 2X BUNDLED STUDS UNDER EACH BEAM, TYPICAL UNLESS NOTED OTHERWISE.
16. SEE DETAILS ON SHEET S9.0 FOR TYPICAL CORNER FRAMING DETAILS. WHERE DIAPHRAGMS REQUIRE DRAGSTRUTS SEE S9.0 FOR DETAILS.
17. HOLDOWNS INDICATED OCCUR AT BASE OF WALL INDICATED - HOLDOWNS LOCATED AT FOUNDATION LEVEL ARE SHOWN ON FOUNDATION PLAN AGAIN FOR CLARITY.
18. FOR ROOF OVERFRAMING - REFER TO 4/S9.2.

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04/18/16

No.	REVISION	DATE

JOB #: 1516
ENG: Designer
DWG: Author
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KEY ISSUE DATES:
PERMIT: 04/18/16

Roof Framing Plan

Juanita Farmhouse Cottages - Cottage #1 (Walnut)
12652 94th Avenue NE
Kirkland, WA 98034

S2.1

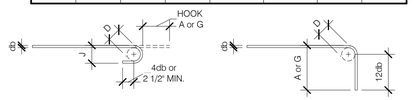
BAR SIZE	f'c=3000 PSI			f'c=4000 PSI			f'c=5000 PSI		
	Ld	OTHER BARS LAP SPLICE	TOP BARS LAP SPLICE	Ld	OTHER BARS LAP SPLICE	TOP BARS LAP SPLICE	Ld	OTHER BARS LAP SPLICE	TOP BARS LAP SPLICE
#3	16"	21"	28"	14"	18"	24"	13"	17"	22"
#4	22"	28"	37"	19"	25"	32"	17"	22"	29"
#5	27"	36"	46"	24"	31"	40"	21"	28"	36"
#6	33"	43"	56"	28"	37"	48"	25"	33"	43"
#7	48"	62"	81"	42"	54"	70"	37"	48"	63"
#8	55"	71"	93"	47"	62"	80"	42"	55"	72"
#9	62"	80"	104"	53"	69"	90"	48"	62"	81"
#10	68"	89"	116"	59"	77"	100"	53"	69"	90"
#11	75"	98"	127"	65"	85"	110"	58"	76"	99"

LAP SPLICE SCHEDULE NOTES:

1. TENSION LAP SPLICE SHOWN ABOVE FOR CONCRETE COVER GREATER THAN OR EQUAL TO BAR DIAMETER AND CENTER TO CENTER SPACING GREATER THAN OR EQUAL TO TWO BAR DIAMETERS (SPACING AND COVER CASE1). TENSION LAP SPLICE SHOWN ABOVE ARE CLASS B SPLICES.
2. "OTHER BARS" ARE ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAN 12" OF CONCRETE CAST BELOW THE BAR.
3. "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
4. COMPRESSION LAP SPLICES SHALL BE 30 BAR DIAMETERS MIN. U.N.O. ON THE DRAWINGS
5. DEVELOPMENT LENGTH (Ld) IS "OTHER BARS", CLASS A.

1 TYPICAL LAP SPLICE SCHEDULE

BAR SIZE	D	STANDARD 180 DEGREE HOOK			STANDARD 90 DEGREE HOOK		
		D	A OR G	J	BAR SIZE	D	A OR G
#3	6db	2 1/4"	5"	3"	#3	2 1/4"	6"
#4	6db	3"	6"	4"	#4	3"	8"
#5	6db	3 3/4"	7"	5"	#5	3 3/4"	10"
#6	6db	4 1/2"	8"	6"	#6	4 1/2"	1'-0"
#7	6db	5 1/4"	10"	7"	#7	5 1/4"	1'-2"
#8	6db	6"	11"	8"	#8	6"	1'-4"
#9	8db	9 1/2"	1'-3"	11 3/4"	#9	9 1/2"	1'-7"
#10	8db	10 3/4"	1'-5"	1'-1 1/4"	#10	10 3/4"	1'-10"
#11	8db	12"	1'-7"	1'-2 3/4"	#11	12"	2'-0"
#14	10db	18 1/4"	2'-3"	1'-9 3/4"	#14	18 1/4"	2'-7"
#18	10db	24"	3'-0"	2'-4 1/2"	#18	24"	3'-5"



STANDARD 180 DEGREE HOOK STANDARD 90 DEGREE HOOK

D=FINISHED INSIDE BEND DIAMETER

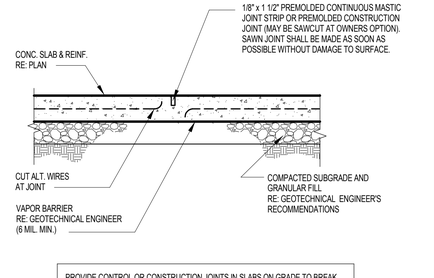
2 STANDARD HOOK DETAILS

ACI 318 7.7.1	CONCRETE EXPOSURE	MINIMUM COVER (INCHES)
(a)	CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
(b)	CONCRETE EXPOSED TO EARTH OR WEATHER NO. 6 THROUGH NO. 18 BARS NO. 5 BARS AND SMALLER	2" 1 1/2"
(c)	CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND SLABS, WALLS, JOISTS: NO. 14 AND NO. 18 BARS NO. 11 BARS AND SMALLER BEAMS, COLUMNS: PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS SHELLS, FOLDED PLATE MEMBERS NO. 6 BAR AND LARGER NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER	 1 1/2" 3/4" 1 1/2" 3/4" 1/2"

NOTES: THE ABOVE MINIMUM CONCRETE COVER SHALL BE PROVED FOR DEFORMED REINFORCING BARS, BUT SHALL NOT BE LESS THAN THAT REQUIRED TO PROVIDE FIRE PROTECTION - SEE DETAIL 13 THIS SHEET.

SCALE: 3/4" = 1'-0"

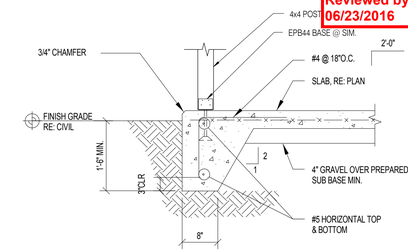
3 C.I.P. CONCRETE PROTECTION FOR REINFORCEMENT



PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE FEET OR LESS. AREAS SHALL BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS SHALL BE APPROVED BY THE ARCHITECT.

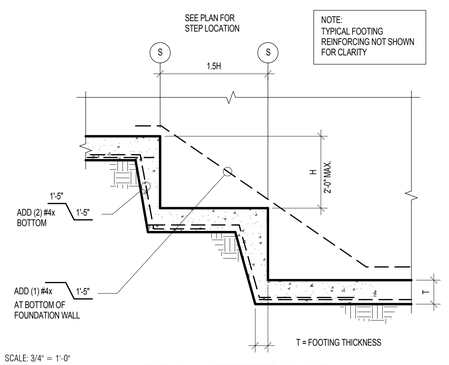
SCALE: 3/4" = 1'-0"

4 TYPICAL SHRINKAGE CONTROL JOINT (S.J.)



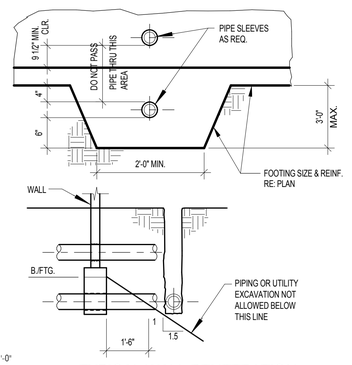
SCALE: 3/4" = 1'-0"

5 TYPICAL TURNED DOWN EDGE AT EXTERIOR APRON



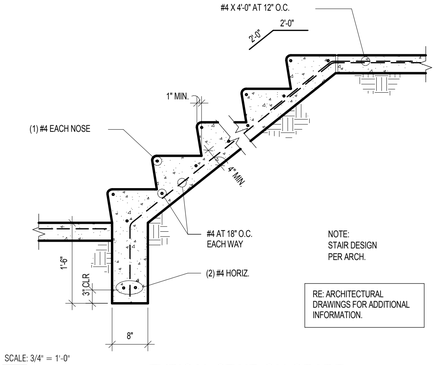
SCALE: 3/4" = 1'-0"

6 TYPICAL STEPPED FOOTING



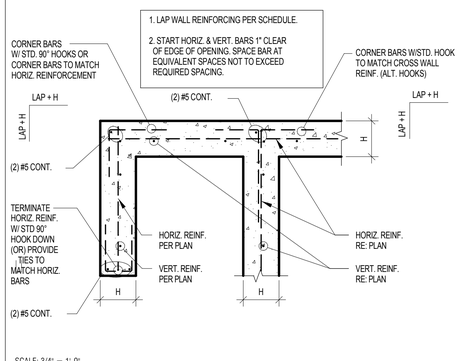
SCALE: 3/4" = 1'-0"

7 TYPICAL WALL PENETRATION



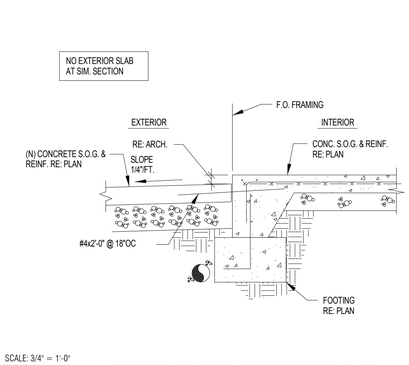
SCALE: 3/4" = 1'-0"

8 TYPICAL STAIR ON GRADE



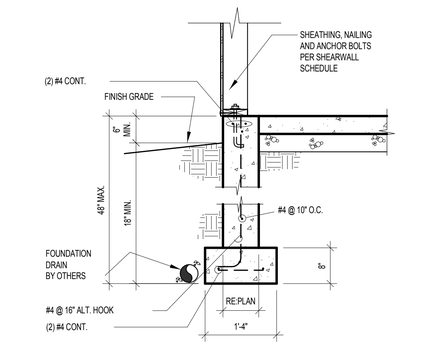
SCALE: 3/4" = 1'-0"

9 SINGLE CURTAIN WALL REINF. PLACEMENT



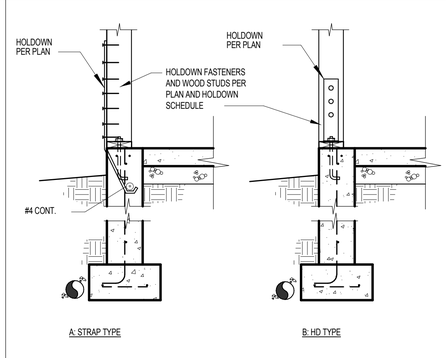
SCALE: 3/4" = 1'-0"

10 INTERIOR SLAB AT EXTERIOR SLAB



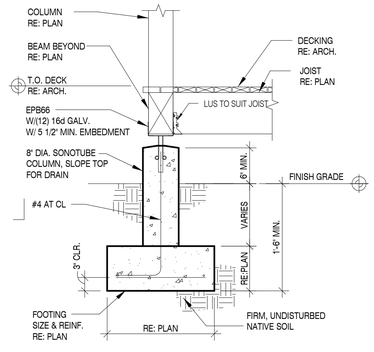
SCALE: 3/4" = 1'-0"

11 EXTERIOR FOOTING SECTION



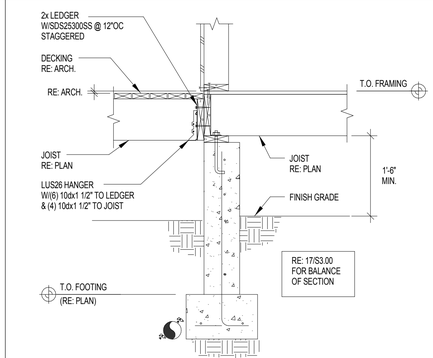
SCALE: 3/4" = 1'-0"

12 EXTERIOR HOLDOWN



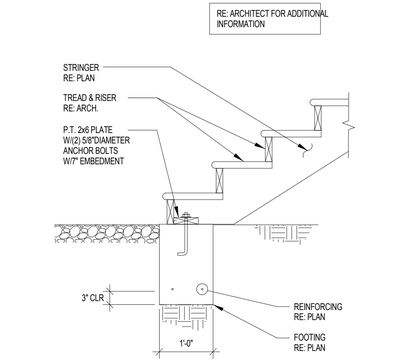
SCALE: 3/4" = 1'-0"

13 TYPICAL DECK GUARD STANCHION



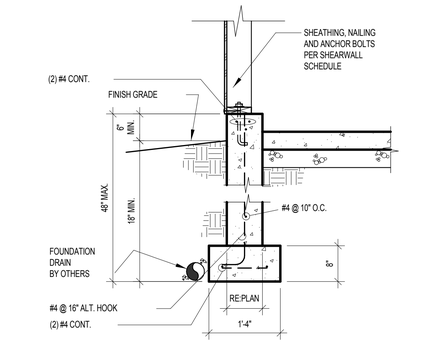
SCALE: 3/4" = 1'-0"

14 TYPICAL DECK AT PERIMETER FOOTING



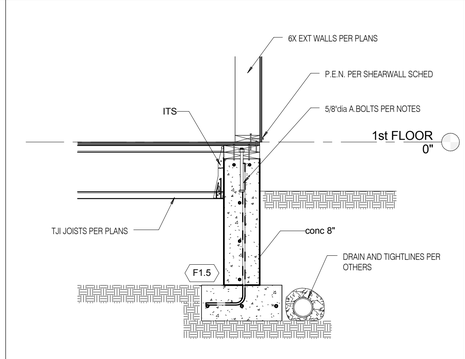
SCALE: 3/4" = 1'-0"

15 TYPICAL STAIR AT SLAB



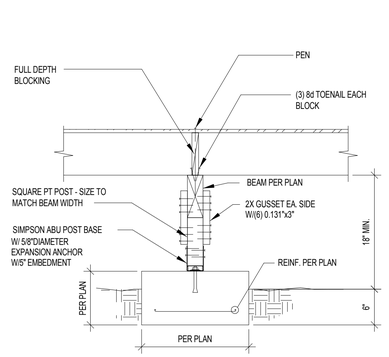
SCALE: 3/4" = 1'-0"

16 GARAGE FOOTING



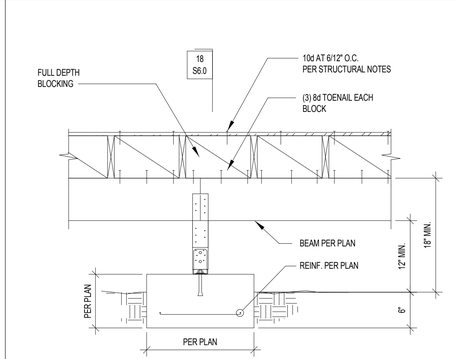
SCALE: 3/4" = 1'-0"

17 DETAIL



SCALE: 3/4" = 1'-0"

18 TYPICAL INTERIOR FOOTING



SCALE: 3/4" = 1'-0"

19 TYPICAL INTERIOR FOOTING

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City of Kirkland
Reviewed by T Elder
06/23/2016

CT ENGINEERING INC.
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160 Nickerson Street Suite 302 Seattle, WA 98109
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04/18/16

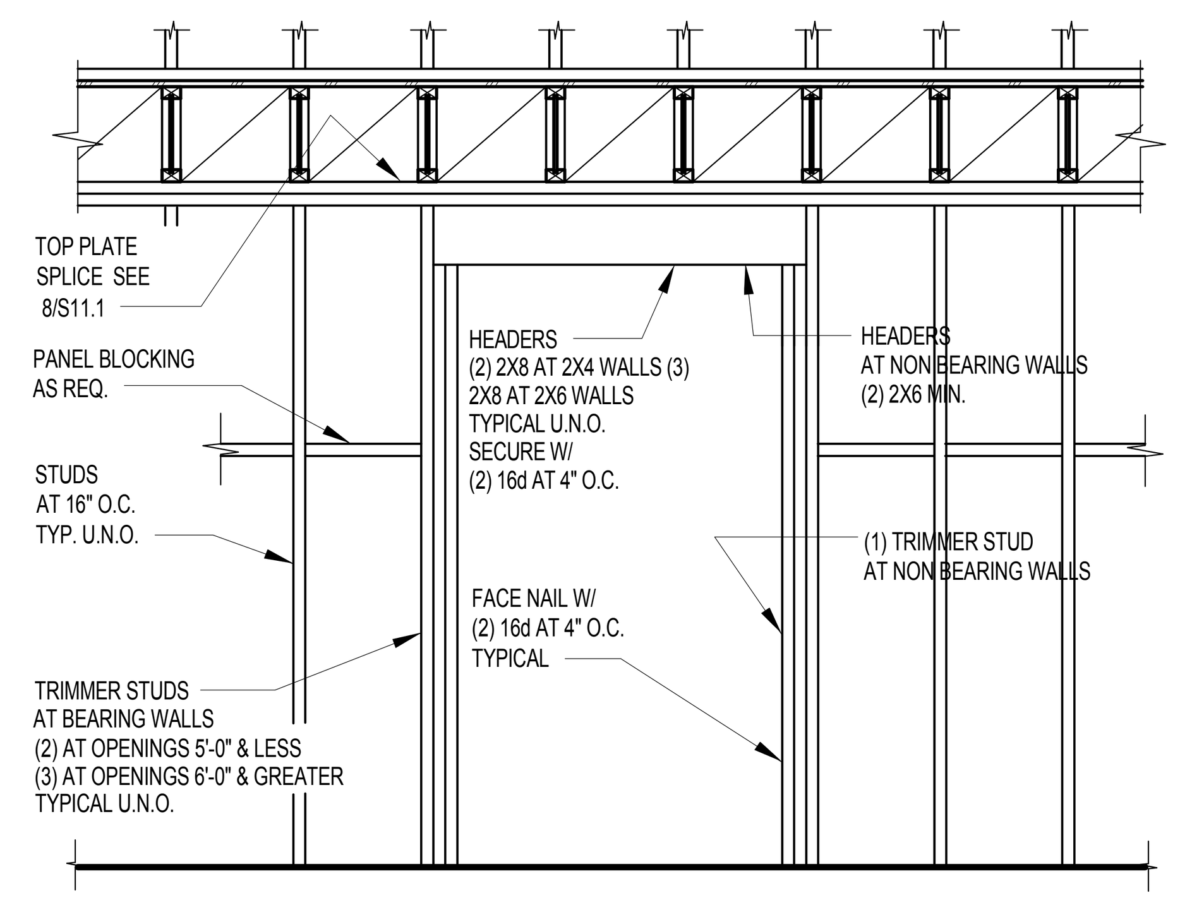
No.	REVISION	DATE

JOB #: 15160
ENG: RTN
DRN: JMA
SCALE: 3/4" = 1'-0"
KEY ISSUE DATES:
PERMIT: 04/18/16

Concrete Details

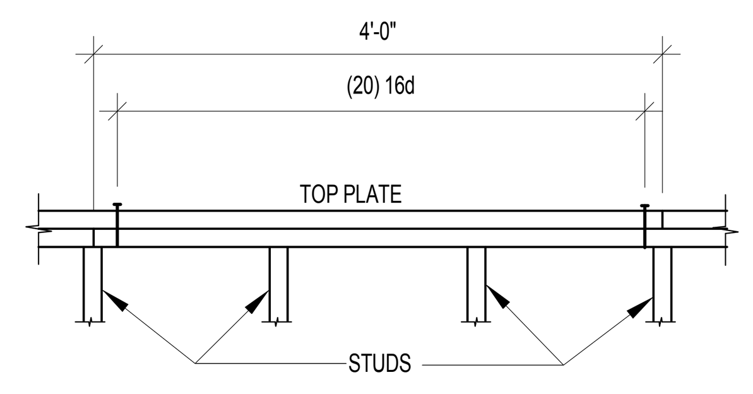
Juanita Farmhouse Cottages - Cottage #1 (Walnut)
12652 94th Avenue NE
Kirkland, WA 98034

S6.0



SCALE: 1/2" = 1'-0"

1 TYPICAL HEADER

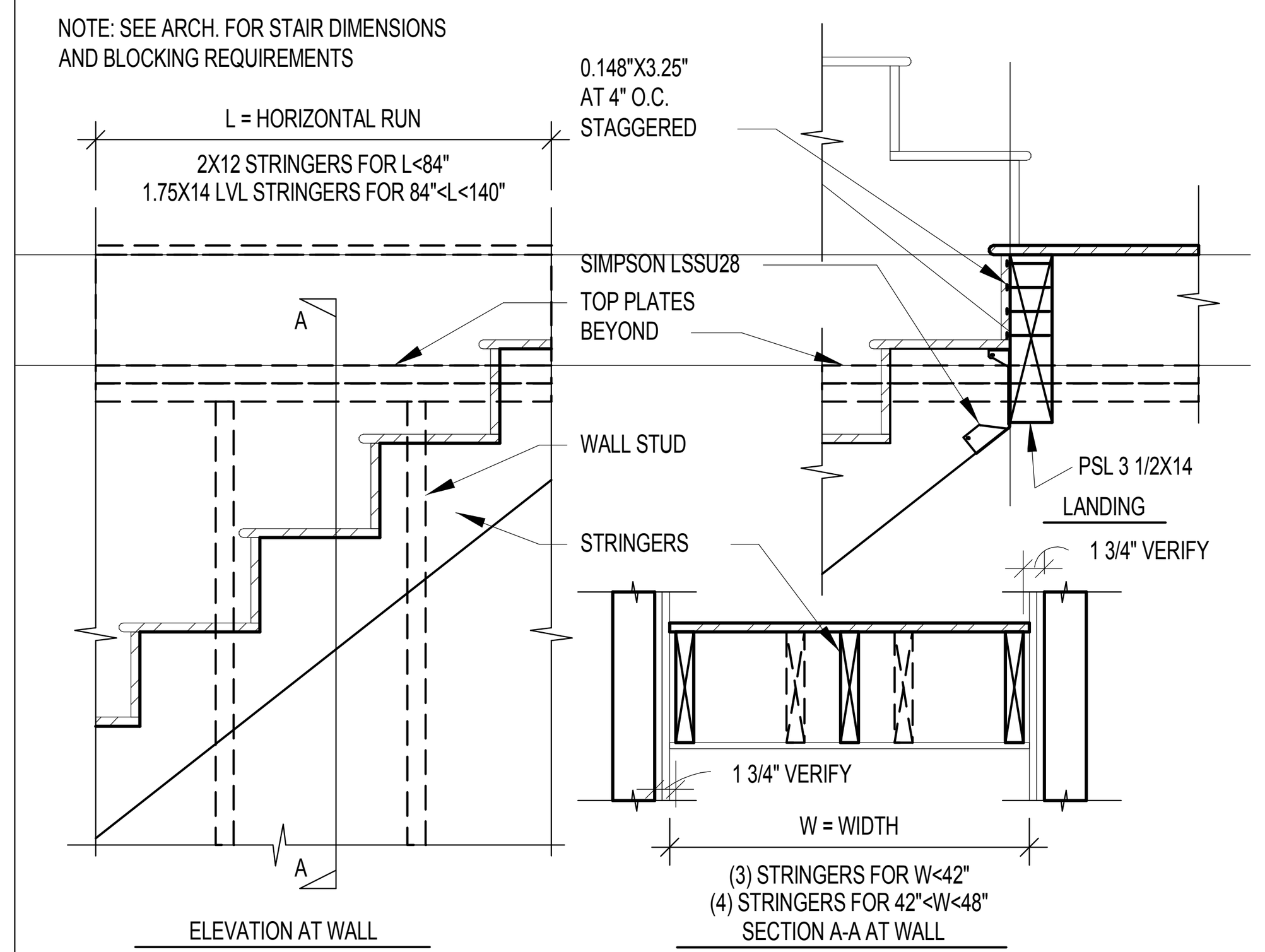


TOP PLATE SPLICE NOTES

1. SPLICE AND NAIL TOP PLATES AS SHOWN AT ALL EXTERIOR, PLUMBING, PARTY AND SHEARWALLS AT EACH FLOOR LEVEL AND AT ROOF.
2. PROVIDE (2) LSTA 36 STRAP W/(26) 10d NAIL ONE EACH SIDE WHERE DRILLED HOLES EXCEED THE FOLLOWING: 1" FOR 2X4 3" FOR 2X6 WALL PLATES. CENTER ALL HOLES MINIMUM EDGE DISTANCE = 1 1/4"

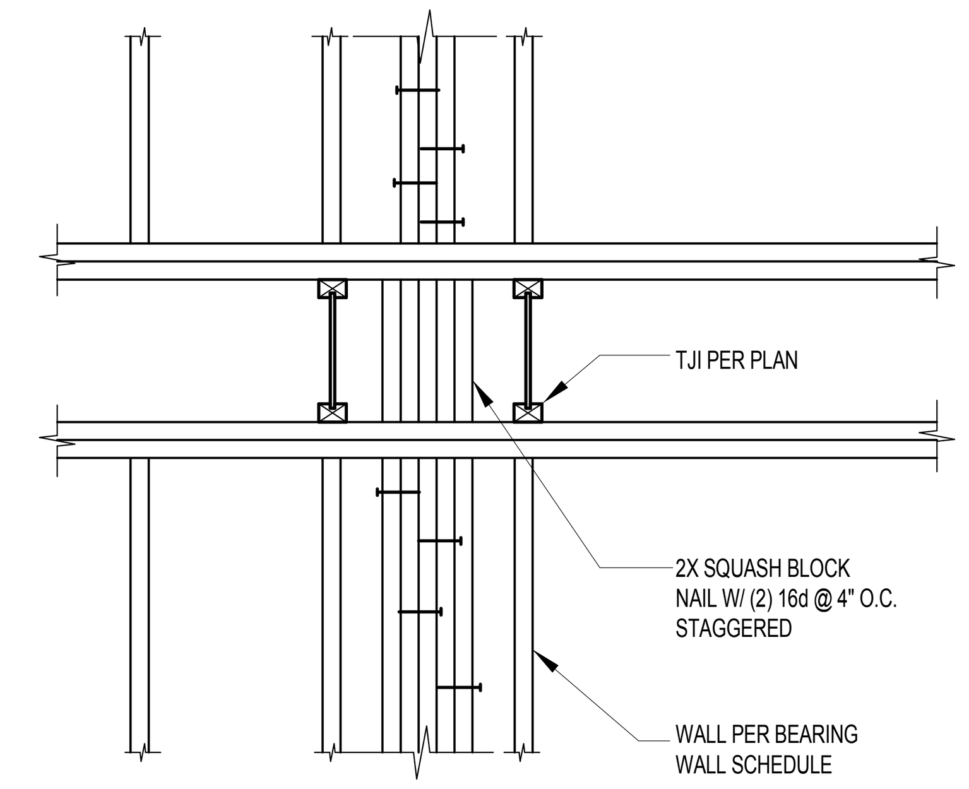
SCALE: 1 1/2" = 1'-0"

2 TYPICAL TOP PLATE SPLICE



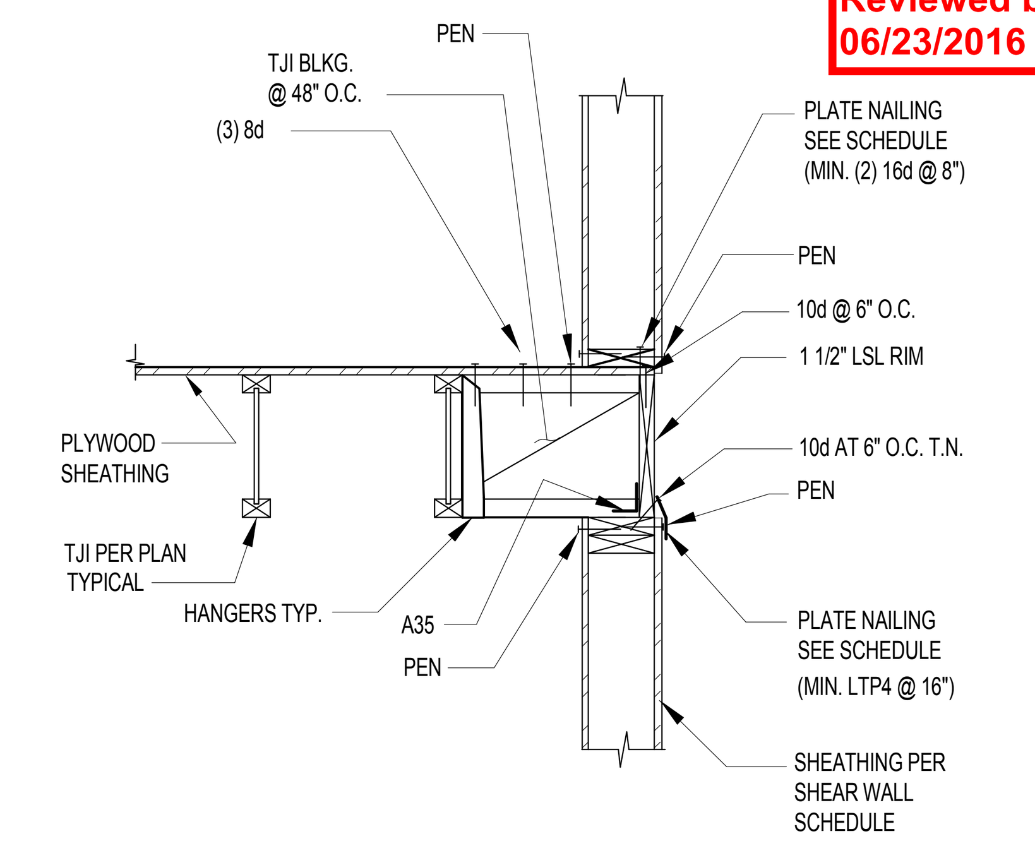
SCALE: 3/4" = 1'-0"

3 TYPICAL STAIR FRAMING



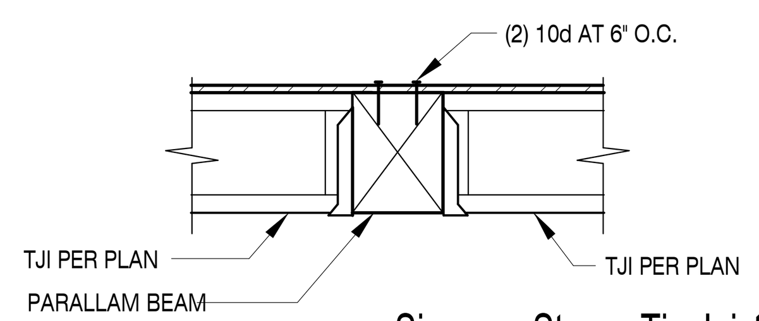
SCALE: 3/4" = 1'-0"

4 TYPICAL BLOCKING at BUNDLED STUDS



SCALE: 3/4" = 1'-0"

5 TYPICAL EXTERIOR WALL TO FRAMING



Simpson Strong-Tie Joist Hangers

CONNECTOR NOTES

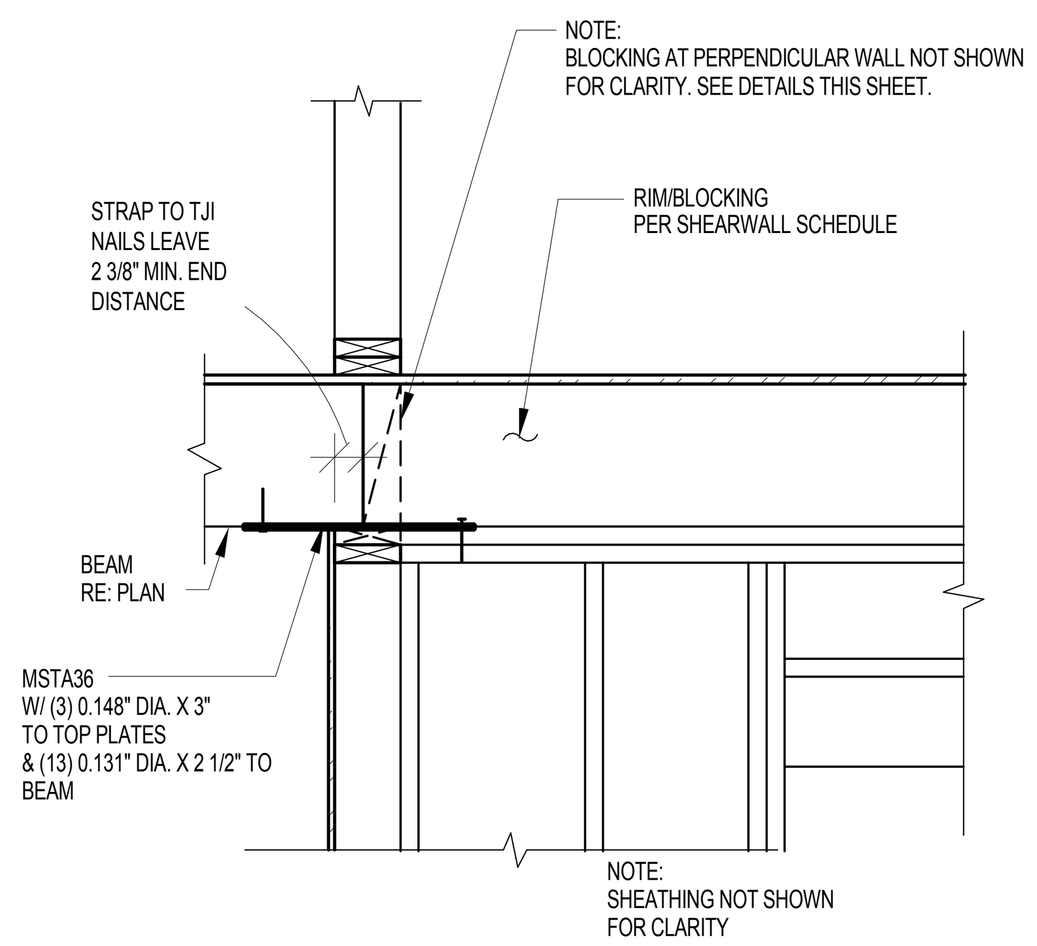
1. NAIL THE TJI'S SPECIAL BEN-TAB W/ 10d X 1 1/2 NAILS VERTICALLY INTO THE BOTTOM FLANGE OF THE JOIST.

2. JOIST SHALL BEAR COMPLETELY ON THE CONNECTOR SEAT. THE GAP BETWEEN THE JOIST END AND THE HEADER SHALL NOT EXCEED 1/8"

TJI SIZE	HANGER TYP	NAILING
11 7/8" TJI 110	ITS1.81/11.88	TOP (4) 10d FACE (2) 10d JOIST (2) 10d X 1 1/2
(2) 11 7/8" TJI 110	MIT411.88	TOP (4) 10d FACE (2) 10d JOIST (2) 10d X 1 1/2
2 X 8	HUS26	FACE (14) 16d JOIST (6) 16d

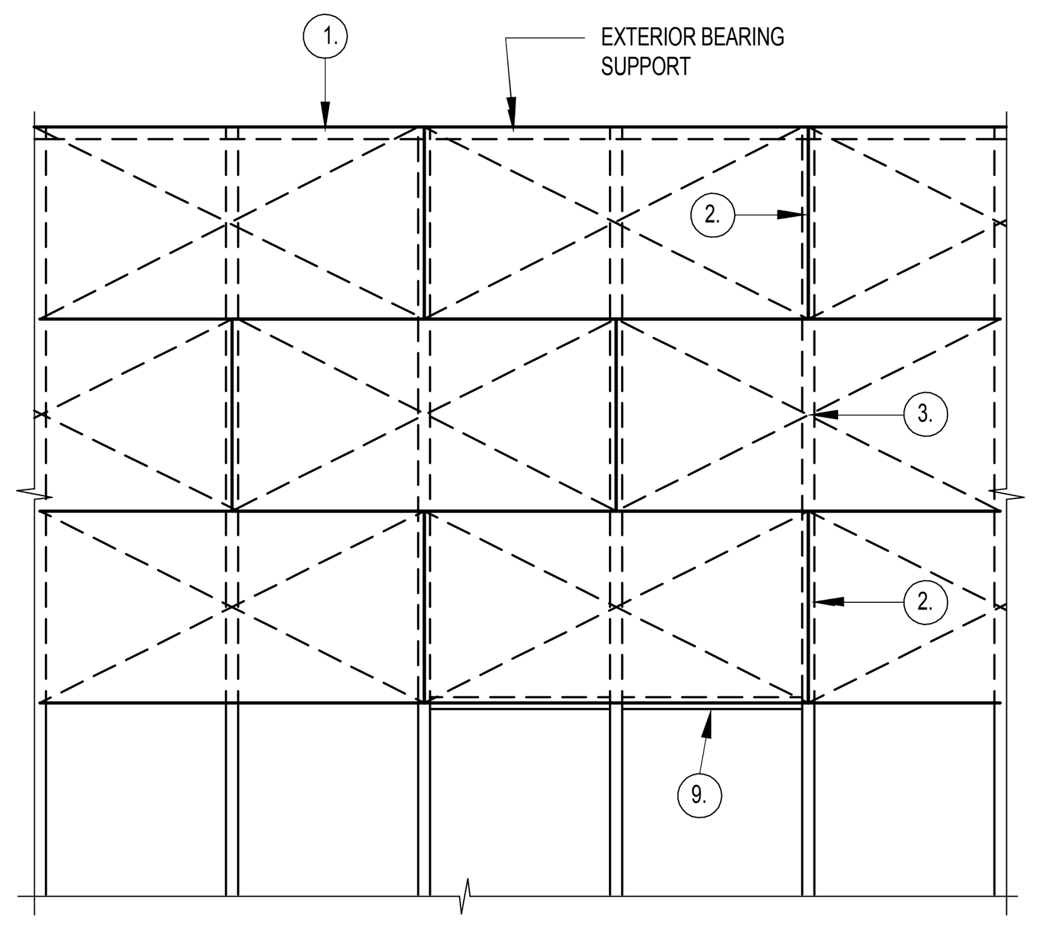
SCALE: NONE

6 TYPICAL CONNECTION at WOOD BEAM



SCALE: 1/2" = 1'-0"

7 TYPICAL SHEARWALL STRAP

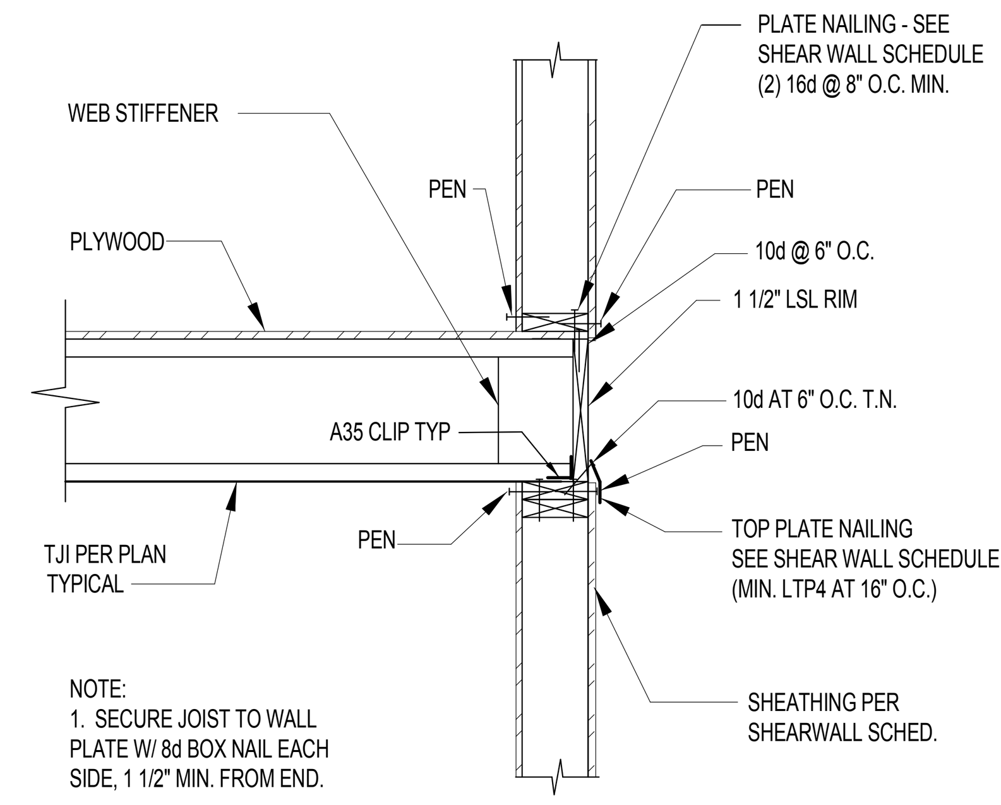


ROOF/FLOOR SHEATHING NOTES

1. BOUNDARY NAILING AT ROOF/FLOOR PERIMETER, AT CONT. PANEL EDGES (B.N.)
2. EDGE NAILING (P.E.N.) AT ALL EDGES OF ALL PLYWOOD SHEETS AT SUPPORTS AND AT INTERIOR SHEARWALLS
3. INTERIOR FIELD NAILING (F.N.) 12" O.C. AT BEARING SUPPORTS
4. SEE PLANS FOR PLYWOOD THICKNESS AND NAILING SCHEDULE
5. LONG DIMENSION OF PLYWOOD SHALL RUN PERPENDICULAR TO TRUSS SYSTEM FRAMING AND FLOOR FRAMING.
6. MIN. EDGE DISTANCE FOR NAILS SHALL BE 3/8"
7. MINIMUM PLYWOOD SHEET SIZE SHALL BE 2'-0" X 4'-0"
8. NAILS SHALL NOT BE OVER DRIVEN
9. PANEL EDGE NAILING (P.E.N.) TO 3X4 BLOCKING AT PANEL EDGES. RE: PLAN AND DETAIL 5/S9.00.

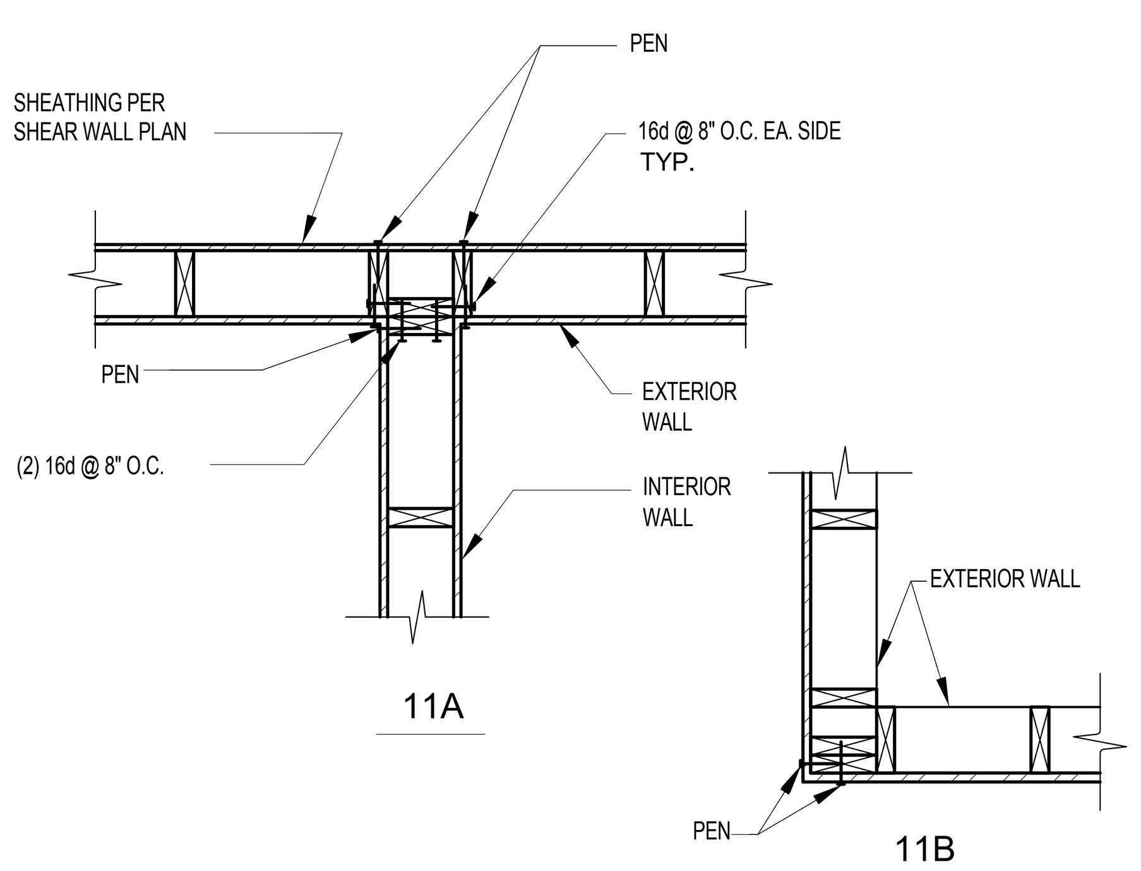
SCALE: NONE

8 ROOF / FLOOR SHEATHING LAYOUT



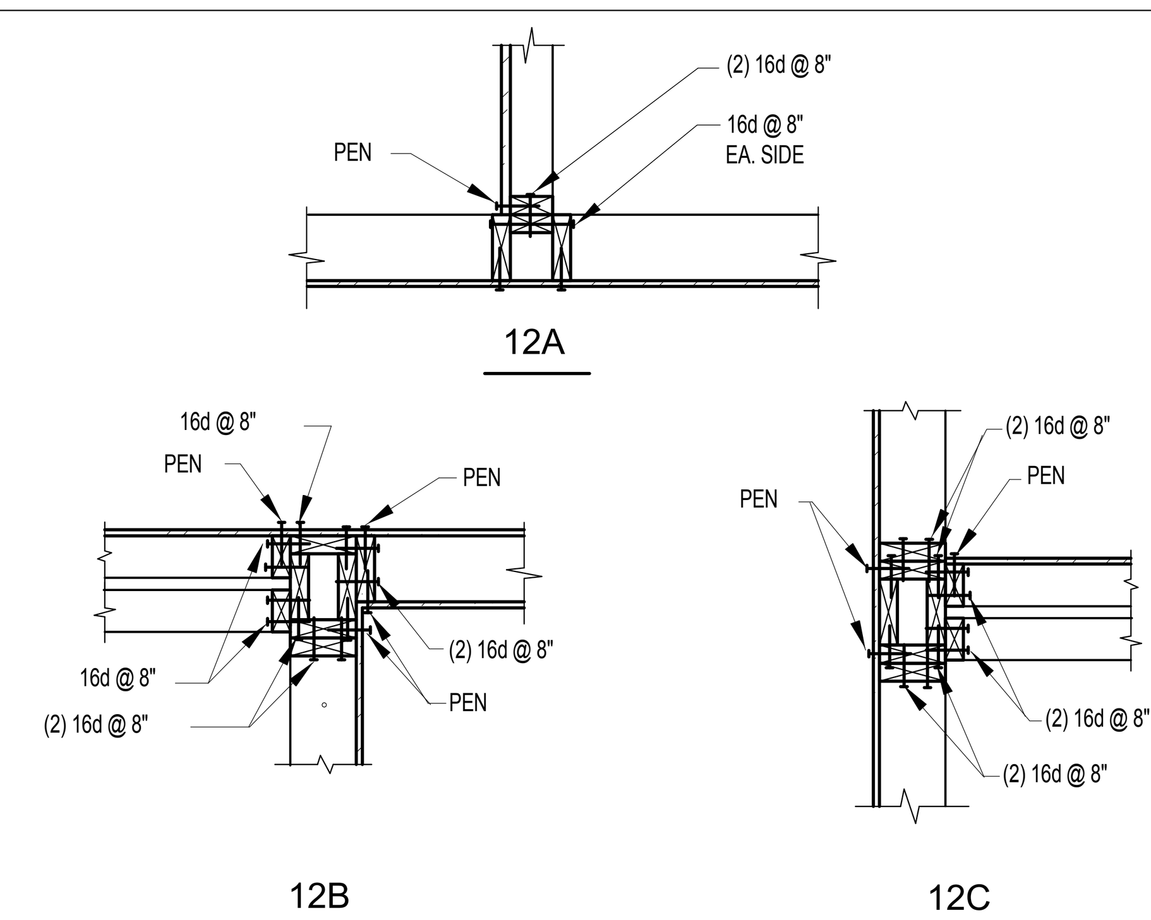
SCALE: 3/4" = 1'-0"

10 TYPICAL EXTERIOR WALL TO FRAMING



SCALE: 3/4" = 1'-0"

11 PLAN



SCALE: 3/4" = 1'-0"

12 PLAN

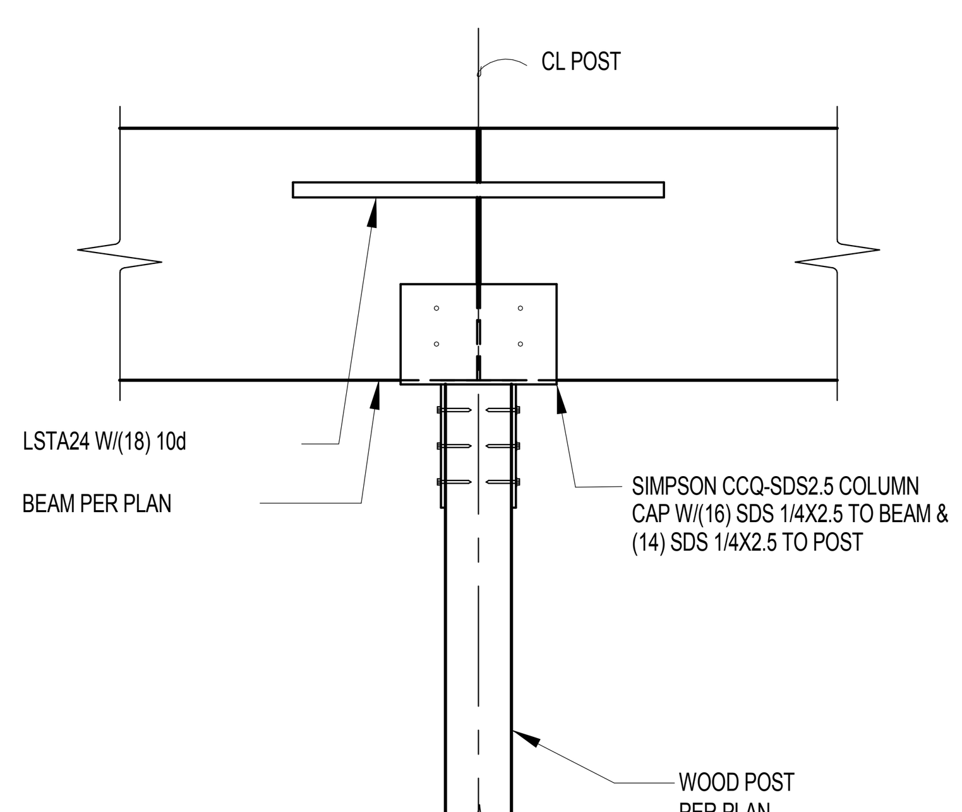
MARK	HANGER TYPE	TOP	FACE	JOIST	ALLOWABLE LOAD (POUNDS)	BEAM/JOIST
BH1	HGLTV4	(6) 16d	(12) 16d	(6) 16d	8665	GL 3 1/2X9 1/2
BH2	LGU3.62	---	(16) SDS 1/4X2 1/2	(12) SDS 1/4X2 1/2	6400	GL 3 1/2X11 7/8
BH3	HGLTV6	(6) 16d	(12) 16d	(6) 16d	8665	GL 5 7/16X9 1/2
BH4	HGLTV6	(6) 16d	(12) 16d	(6) 16d	8665	GL 5 7/8X11 7/8
BH5	HGLTV4	(6) 16d	(12) 16d	(6) 16d	8665	GL 3 1/2X16
BH6	HHGU5.5	(44) SDS 1/4X2 1/2		(28) SDS 1/4X2 1/2	16,700	GL 5 7/8X16

HANGER SCHEDULE NOTES:

1. HANGERS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC.
2. USE ALL SPECIFIED FASTENERS.
3. BEAM MUST BE CUT TO FIT SECURELY AGAINST HEADER AND BEAR COMPLETELY ON THE CONNECTOR SEAT.
4. ALLOW 1/16" CLEARANCE BETWEEN THE END OF TJI JOIST AND SUPPORT MEMBER OR HANGER.

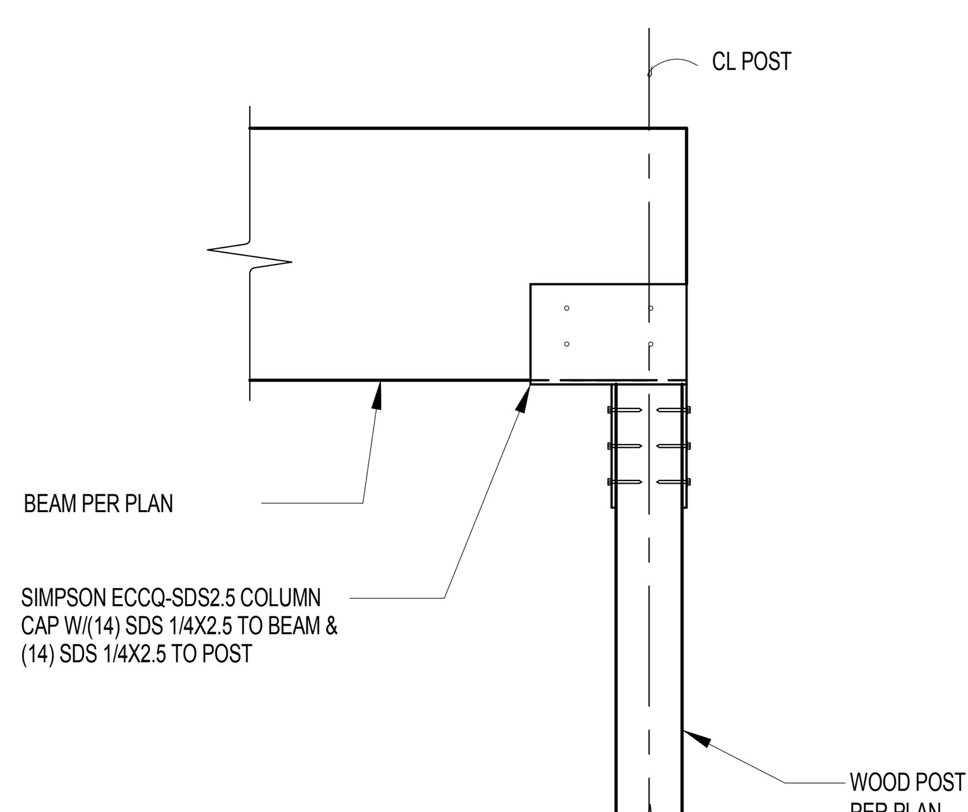
SCALE: NONE

13 HANGER SCHEDULE



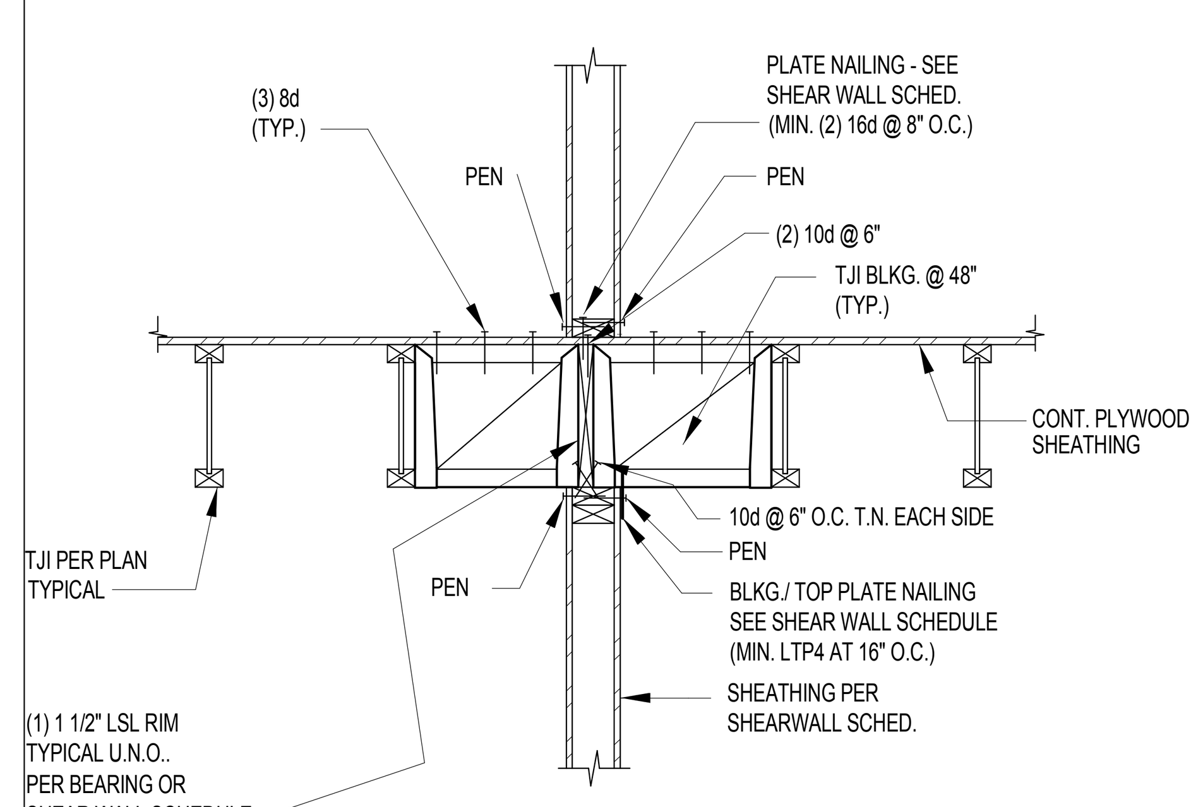
SCALE: 3/4" = 1'-0"

16 TYPICAL BEAM TO POST CONNECTION



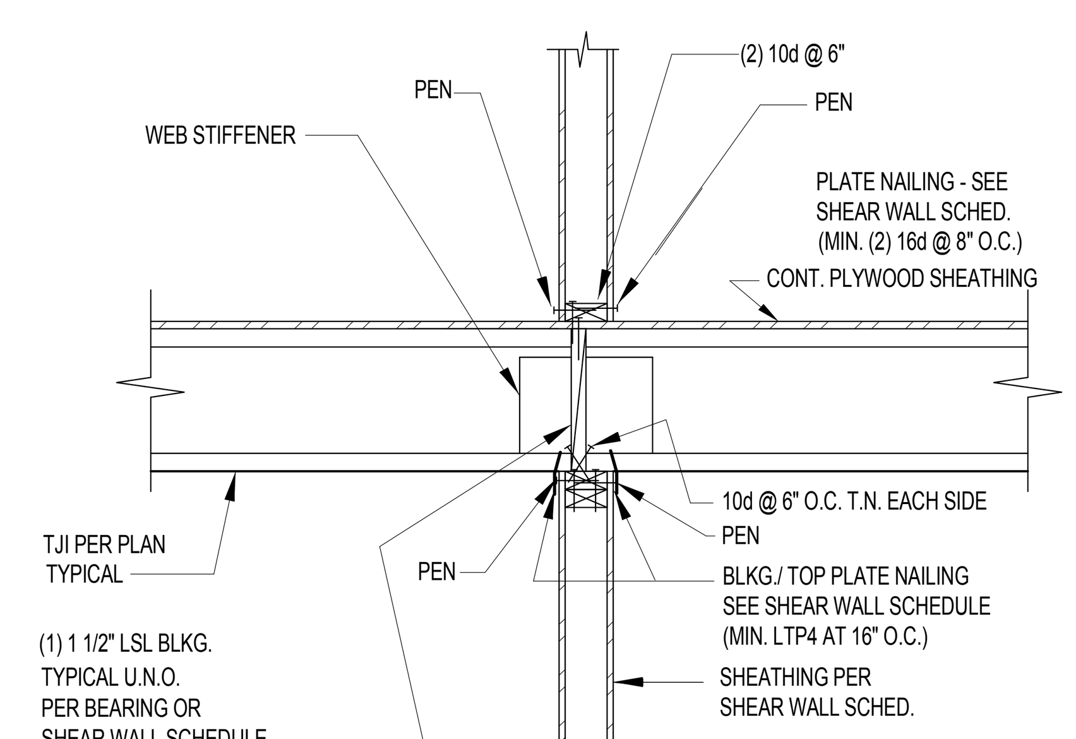
SCALE: 3/4" = 1'-0"

17 TYPICAL BEAM TO POST CONNECTION



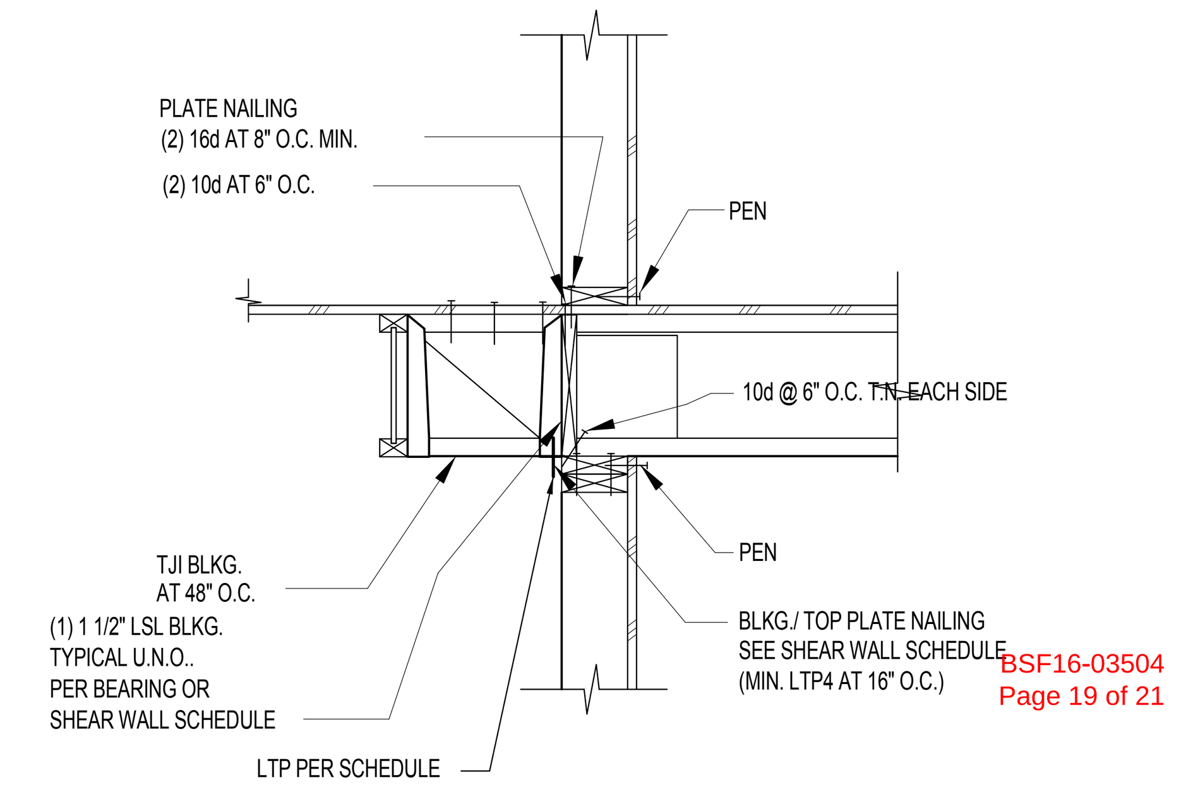
SCALE: 3/4" = 1'-0"

18 TYPICAL INTERIOR WALL TO FRAMING



SCALE: 3/4" = 1'-0"

19 TYPICAL INTERIOR WALL TO FRAMING



SCALE: 3/4" = 1'-0"

20 SECTION

City of Kirkland
Reviewed by T Elder
06/23/2016

CT ENGINEERING INC.
Structural Engineers
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04/18/16

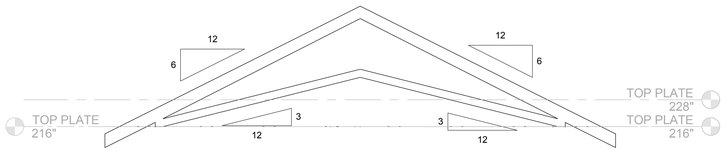
No.	REVISION	DATE

JOB #: 15160
ENG: RTN
CAD: JMA
SCALE: 3/4" = 1'-0"
KEY ISSUE DATES:
PERMIT: 04/18/16

Wood Framing Details

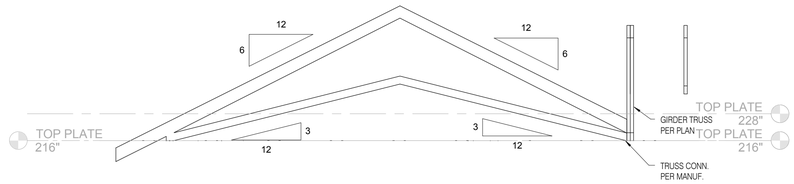
Juanita Farmhouse Cottages - Cottage #1 (Walnut)
12652 94th Avenue NE
Kirkland, WA 98034

S9.0



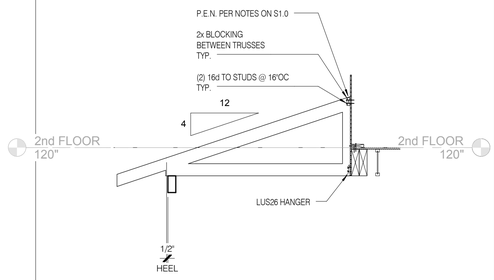
SCALE: 3/8" = 1'-0"

1 TRUSS PROFILE



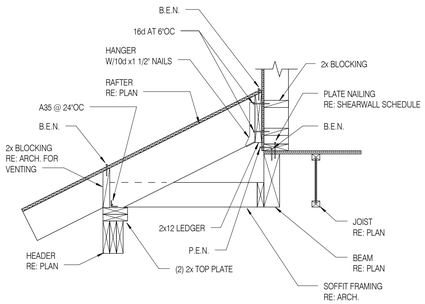
SCALE: 3/8" = 1'-0"

2 TRUSS PROFILE



SCALE: 3/8" = 1'-0"

3 TRUSS PROFILE



SCALE: 3/4" = 1'-0"

6 LOWER ROOF DIAPHRAGM

CT ENGINEERING INC.
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04/18/16

No.	REVISION	DATE

JOB #: 1516D
ENG: Designer
CAD: Author
SCALE: As Indicated

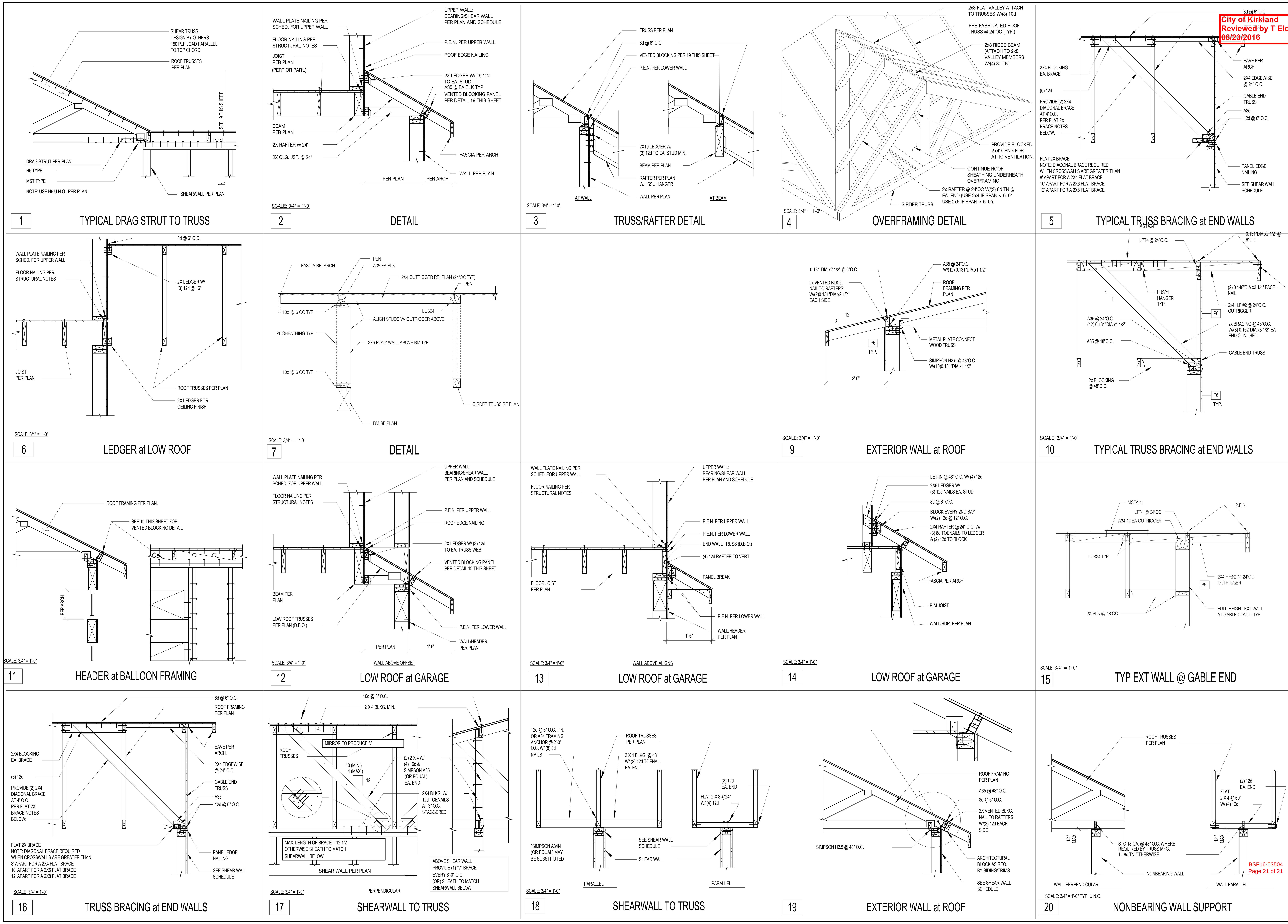
KEY ISSUE DATES:

PERMIT: 04/18/16

Wood Framing Details

Juanita Farmhouse Cottages - Cottage #1 (Walnut)
12652 94th Avenue NE
Kirkland, WA 98034

S9.1



City of Kirkland
Reviewed by T Elder
06/23/2016

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CT ENGINEERING INC.
Structural Engineers
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04/18/16

No.	REVISION	DATE

JOB #: 15160
ENG: RTN
CAD: JMA
SCALE: 3/4" = 1'-0"
KEY ISSUE DATES:
PERMIT: 04/18/16

Roof Framing Details

Juanita Farmhouse Cottages - Cottage #1 (Walnut)
12652 94th Avenue NE
Kirkland, WA 98034

S9.2